County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Tuesday, August 18, 2026
CCIDA Office
9 East Washington Street
Ellicottville, NY 14731
11:15 a.m.

To access the Board meeting via Zoom/Conference Call, please see the applicable information at the end of the agenda to do so.

-Call the Meeting to Order-Time:

-Retirement of the longest tenured IDA Board Memer-Joseph Higgins:

-As you all are aware, Joe Higgins recently announced his wish to retire from IDA Board of Directors. Joe was the longest standing Board Member of the IDA with over 42 years of dedicated and impactful service to the IDA Board and Staff. We would like to take a few minutes to recognize Joe and highlight a few of his outstanding accomplishments and services he has dedicated not only to our Board, but our County and our region. Thank you, Joe, you will be greatly missed!

The IDA will be planning a retirement dinner for Joe, his Family and the IDA in September. Joe is one of the most dedicated and selfless person we have been honored to be served by. His devotion, dedication and leadership has propelled countless projects and initiatives in the County within his honored tenure.

√ **Resolution** – *For Distinguished Service and Exemplary Leadership in Economic Development and Community Development*

-Welcome – Introduction of new Board Member Mr. Joseph Giglio

-We have included a brief write-up and Biography of incoming IDA Board Member, Joe Giglio for the Board's edification.

-Roll Call- Board of Directors of the CCIDA:

-Approval of July 21, 2026 CCIDA Board of Directors Meeting Minutes:

-Olean Manor, Inc. Consent to Transfer Ownership:

-Enclosed in your packet is a letter from the company requesting the IDA consent to transfer of ownership of the real property and facilities from Olean Manor, Inc. to Olean Property Holdings LLC.

Olean Manor Representative, Nick Ferreri will be in attendance at Board meeting to give the "project" overview and will be available to answer any specific questions that the Board may have had. Olean Manor/Field of Dreams has invested well over $35 million into their Campus in Allegany, NY!

√ **Resolution** – *Olean Manor, Inc./ Olean Property Holdings LLC.*

Applications/Projects in Process

-1. Steelbound Franchising LLC/Stillhouse of Buffalo, LLC.:

-Steelbound Franchising LLC/Stillhouse of Buffalo, LLC is a proposing a refillable spirits program built around a simple but powerful idea: the customer should not have to buy a new glass bottle every time a retailer buys vodka, gin, whiskey, rum or other spirits. Instead, Steelbound would sell the liquid, collect the empty bottle, sanitize it, refill it, reseal it and place it back into circulation. The program would use durable ceramic-coated 1 liter bottles, stackable return crates, electric delivery vehicles and a local route system.

The first market would be Western New York:

• Launch market: Western New York 716.
• Manufacturing and operating base: Ellicottville, New York.
• Primary customer: retailers, restaurants, bars, banquet centers and hospitality accounts.
• Environmental advantage: major landfill diversion, reduced glass/cardboard waste and electric route delivery with zero tailpipe emissions. The project will be located at 6600 Route 219, Ellicottville, NY.

The Public Hearing was held on August 12, 2026 at 10:00 a.m. in the CCIDA Office. A copy of the public hearing minutes are included in the board packet.

-The Total Project Investment: $1,200,000 (-,+)

√ **Inducement Resolution** – *Steelbound Franchising LLC/Stillhouse of Buffalo, LLC.*

-2. North Park Innovations Group, Inc./Lakeview Overlook, LLC:

-North Park Innovations Group, Inc./Lakeview Overlook, LLC has submitted an Application to the Agency seeking NYS Sales Tax Abetment, Mortgage Tax Abatement and Real Property Tax Abatement relating to their manufacturing Operations. The project will consist of the acquisition of a commercial building located at 4580 Route 219

in the Town of Great Valley, NY as well as upgrades to the building and equipment purchases. The project will create 10 new jobs within the County as well!
The Public Hearing was held on August 10, 2026 at 10:00 a.m. in the Town of Great Valley. A copy of the public hearing minutes are included in the board packet.
-The Total Project Investment: $500,000 (-,+)

√ **Inducement Resolution** –North Park Innovations Group, Inc./Lakeview Overlook, LLC

*CCIDA Financial Report:

-Approval of July 2026 Financial Reports (Vote required)

-Revised 2026 CCIDA Budget Overview:

-The Finance Committee met on Wednesday, August 5, 2026 at 8:30 a.m. to discuss revisions to the 2026 CCIDA Budget. A copy of the minutes are in the board packet for your review. Due to changes in income and expenses from the original budget, we propose the revised budget for approval by the Board.

-Approval of the August 5, 2026 CCIDA Finance Committee Meeting Minutes: (Vote required)

-Approval of the revised 2026 CCIDA Budget: (Vote required)

- *General update on projects in process; including the Agency has 5 projects in the closing stage which should close in the 3rd-4th quarter of this year.*

*Executive Director's Monthly Report(s):

-Please see included detailed ***Executive Directors Reports for July and August 2026*** for key business Development meetings and general updates.

-External Report (Points of Interest relating to the CCIDA):

- ✓ **Buffalo Business First**: Article: *"Buffalo and WNY Economic Development Agencies 2026"*. **Handout:** "*Cattaraugus County IDA: Top 3 in Four of the Last Five Years Among WNY IDAs/Economic Development Agencies*".

- ✓ **Handout**: *Tim Clark Visit to Cattaraugus County-Proposed Itinerary*. Full day meetings and tours are setup for Monday August 17th. Please see the included itinerary.

- ✓ **Handout**: *Girls In Manufacturing Day.* CCIDA tri-sponsored Girls in Manufacturing Day on March 28, 2026 with CA-DIDI and JCC. Will pass around the two (2) handouts that include the recap of the day.
- ✓ **Olean Times Herald**: Article: *"Olean city launches MakeMyMove partnership".* Newly launched program by the City of Olean. The IDA is happy to help support this program by sponsoring some of the items.
- ✓ **The Villager**: Article: *"Revitalizing Downtown Cattaraugus $9.7M in Grant Projects Approved".* Review and update on the projects that were selected in the DRI.
- ✓ **Handout:** Holiday Valley has partnered with Ellicottville Central School to sponsor the kindergarten class.
- ✓ **Handout:** BNP Advocacy Alert: "*Timely insights on policy & shaping the Buffalo Niagara economy*".
- ✓ **Camoin Associates**: Article: *"Trends and Opportunities in the Outdoor Recreation Economy".*

Executive Session: (For a matter of attorney/client privileges)

Motion- :
:

Time:

-Motion to re-enter the CCIDA Board Meeting-:
:

Time:

Adjournment:

Motion- :
:
Time:

*** The next CCIDA Board of Directors Meeting:**
Tuesday, September 22, 2026 at 11:15 a.m.
In CCIDA's offices in Ellicottville, NY and also, via Zoom*

Zoom Meeting access Information:

The CCIDA is inviting you to a scheduled Zoom meeting.

Topic: -CCIDA's August Board Meeting-Zoom Meeting

Time: Aug 18, 2026 11:15 AM

Join Zoom Meeting:
https://us02web.zoom.us/j/84194922554?pwd=kRBZMGMDNRD1Rdv1YOQCr6kRZ-TTTQV.1

Meeting chat link:

https://us02web.zoom.us/launch/jc/84194922554

Meeting ID: 841 9492 2554
Passcode: 791465

One tap mobile
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+19292056099,,84194922554#,,,,*791465# US (New York)

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
July 21, 2026
North Park Innovations Group-Conference Room
6442 NY-242- East
Ellicottville, NY 14731
11:15 a.m. In Person or via Teleconference Call/Zoom

Roll Call: -Taken-

Members Present:

Mr. Thomas Buffamante-Chairman
Mr. Joseph Higgins
Mr. Brent Driscoll
Mr. Michael Wimer
Ms. Ginger Schroder

Excused:

Mr. James (Joe) Snyder
Mr. Thomas Cullen

CCIDA Staff/Counsel:

Mr. Corey R. Wiktor, Executive Director, CCIDA
Mr. Robert Murray, Legal Counsel, Harris Beach Murtha
Ms. Crystal Almeter, Executive Assistant, CCIDA

Presenters/Guests:

Lori Northrup, Chairman of North Park Innovations Group, Inc.
Bill Northrup, CEO of North Park Innovations Group, Inc.
Bill Bursee, CEO of Steelbound Franchising LLC/Steelhouse of Buffalo, LLC
Kim Cook, Director of Operations of Steelbound Franchising LLC/Steelhouse of Buffalo, LLC
Dan Sessler, President/Owner of I&S Inc. of NY (via zoom)
Emily Palumbos, ESP Consulting on behalf of I&S Inc. of NY (via zoom)
Rhonda Destino, ESP Consulting on behalf of I&S Inc. of NY (via zoom)

Mr. Buffamante called the meeting to order at 11:17 a.m.

A roll call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Mr. Wimer and Ms. Schroder were present. Mr. Snyder and Mr. Cullen were excused.

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the Board Meeting Minutes from June 23, 2026. All in favor. **Motion Carried**. Mr. Snyder and Mr. Cullen were excused.

-Mr. Wiktor: Thank you everyone for joining our July 21, 2026 Board Meeting. We do have a pretty tight agenda and will be maneuvering a few things around. We will start with the first application for Steelbound, then jump to I & S, have a tour of North Park and then come back and conduct the remainder of the business. Bill Bursee and Kim Cook are here today from Steelbound. We have included the application, the cost benefit analysis, the SEQR and a general write up of the proposed project. It is a very unique addition not only to Steelbound but to the market of Western New York that would all be produced locally right here in Ellicottville at their corporate location. Bill has been a long time committed investor in the County and the region. Bill, if you could give a quick introduction and overview of the project.

-Mr. Bursee: Sure. New York State has created a farm program that allows us to circumvent the tide house law which says if a manufacture manufactures liquor, then it cannot sell then to a restaurant or bar as they have to sell through a distributor. New York State says if we use 75% ingredients indigenous of New York State, made here, in this State, by our local farmers, then we can then get outside of that law and conduct business in New York State. That allows us for the first time to make a product specific to an organization and sell them that product. We are realizing companies are hurting as they have to buy for example 10 cases of a product to get a good price point to put in on their shelves so their cash flow is getting crippled. We want to come in and sell them the liquid only so we can do that with these ceramic coated bottles that go through a sanitizer. We can deliver them what they need and pick up their empty bottles and start territory by territory until we establish the areas that we wish to take care of, which is about 6 counties. Because we are a franchise, we are going to amend the franchise to be able to sell now manufacturing along with what we currently sell. What we are building here is not just a liquor, but a product that is going to help out our local restaurants, event centers, banquet centers, bars, liquor stores or wherever we sell this, we are going to create an infrastructure. The infrastructure is worth more than the product because once we build this and show that is scalable, we will be able to sell at wholesale and at retail. The other thing we have been doing is we have gotten very close with the New York State Police. We have rights to their logos and products and produce for all 12 troops within the State and they all get a challenge coin with the product. We are going to the State Fair and last time we sold about 200-300 bottles with them. The other thing we are doing is a special bourbon with a bust of Grover Cleveland's head on it. You have to buy the introductory bottle which comes with a coin and a book which talks about the history of Grover Cleveland. Currently we have zero competition. No one is doing anything near to what we are doing. This is something we can be proud of.

-Mr. Wiktor: What I think is a great focal point is it has 6 new net jobs. It's not just sliding from his current deck. Bill is putting a lot of investment into new jobs, the manufacturing and what I like is 75% of the product is grown in New York State. There is a spinoff of agriculture and by him promoting this new line not only does it afford a cost point to various bars and restaurants, but is utilizing local manufacturing, local distribution as well as New York products. This is a significant new net investment with a 6,000 square foot building, the trial phase, an electric vehicle, the casts, the bottles, the racking and the cleaning. Bill has spent a significant amount of time and research. I think from a board point of view, this hits a new line of business, manufacturing and reenforces the local New York State agricultural side and allows him to sell his product at a price point that I think most bars have a need for it. We are not asking for any action today, that will be in August. I would pose to the board if there are any questions?

-Mr. Buffamante: The next step is the public hearing and then it will come back to the August meeting.

-Mr. Wiktor: Correct. Thank you Bill and Kim.

New Applications

- 1. Steelbound Franchising LLC/Steelhouse of Buffalo, LLC:

- Steelbound Franchising LLC/Steelbound of Buffalo, LLC is a proposing a refillable spirits program built around a simple but powerful idea: the customer should not have to buy a new glass bottle every time a retailer buys vodka, gin, whiskey, rum or other spirits. Instead, Steelbound would sell the liquid, collect the empty bottle, sanitize it, refill it, reseal it and place it back into circulation. The program would use durable ceramic-coated 1-liter bottles, stackable return crates, electric delivery vehicles and a local route system.

The first market would be Western New York, branded as Steelbound 716. Future markets could use regional prefixes such as 585, 315, 518 and a Five Boroughs / New York City identity.

• Launch market: Western New York 716.
• Manufacturing and operating base: Ellicottville, New York.
• Primary customer: retailers, restaurants, bars, banquet centers and hospitality accounts.
• Primary advantage: reusable bottle economics plus New York Farm Distillery regulatory privileges.
• Environmental advantage: major landfill diversion, reduced glass/cardboard waste and electric route delivery with zero tailpipe emissions. The project will be located at 6600 Route 219, Ellicottville, NY. *We have included an attachment that describes and gives the complete project overview in its entirety.*
-The Total Project Investment: $1,200,000 (-,+)

-Mr. Wiktor: We will jump to I & S Inc. of NY. We have 2 Resolutions to consider. I & S Inc. of NY was at our June Board Meeting. The IDA conducted the public hearing on July 14, 2026 and there was no one in attendance nor did we receive any comments. We did include in the packet a letter from the Town Attorney, Peter Sorgi, conveying the Town's support of the IDA and it's benefits to the project. The project has been moving along and there are some critical dates ahead due by July 31, 2026. We have our Inducement Resolution as well as a Supporting Resolution for I &S CFA Application for Empire State Development Regional Council Capital Funds.

-Mr. Buffamante: As a reminder, this is for all three of our benefits, sales tax, PILOT and mortgage.

-Mr. Wiktor: Correct.

Application/Project in Process

- 1. I & S Inc. of NY:

- I & S Inc. of NY was founded in 1988 and is headquartered in Allegany, NY where the serve the oil, gas and solution mining industry. I & S Inc. of NY has submitted an Application to the Agency seeking NYS Sales Tax Abetment, Mortgage Tax Abatement and Real Property Tax Abatement relating to their proposed expansion project. The project will consist of the acquisition and construction of a new office, new lay down yard and cold storage buildings at property located at 4174 Route 417 & 4296 Route 417, Allegany, NY. ***The Public Hearing was held on July 14, 2026 at 9:00 a.m. in the Town of Allegany.*** *No one was in attendance.* Included in your board packet is a letter from the Town of Allegany attorney (Peter Sorgi) conveying the Town's support of the IDA and the project.
-The Total Project Investment: $9,000,000 (-,+)

Resolution:

A Motion was made by Joseph Higgins seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF I & S, INC. OF N.Y., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF A PUBLIC HEARING IN CONNECTION WITH THE PROJECT; (iii) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Schroder and Mr. Wimer voted yes. **Motion Carried.** Mr. Snyder and Mr. Cullen were excused.

A Motion was made by Michael Wimer seconded by Brent Driscoll to approve the resolution supporting I & S, Inc. of New York 2026 CFA Application for Empire State Development Regional Council Capital Funds. All in Favor - **Motion Carried.** Mr. Snyder and Mr. Cullen were excused.

-Mr. Wiktor: Dan, Rhonda and Emily. Thank you for being on zoom today. Do you have any questions for us?

-Mr. Sessler: I do not have any questions but I would like to thank everybody for your support.

-Mr. Wiktor: Thank you Dan. Emily, I will give you a call later this afternoon.

-Mr. Driscoll: Good luck with your project.

-Ms. Palumbos: Thank you. Again, the letter of support is extremely helpful and the supporting resolution is great. We would like to thank the board as this partnership is great.

-Mr. Wiktor: We appreciate it and will keep moving forward.

-Mr. Wiktor: Welcome Bill and Lori Northrup. We would like to convey our sincere thanks and appreciation to Bill, Lori and Gallagher not only for hosting us today, but for also providing a tour of their operations. Just a little bit of a background, if the Board recalls, back in 2024 North Park submitted an application with CCIDA with respect to the various abatements. I believe you were considering either a 3,000 or an 8,000 square foot facility.

-Ms. Northrup: It was 5,000.

-Mr. Wiktor: Ok, and you had 38 positions and were looking to hire 2-3 more positions at that time. They are now I believe at 51 positions.

-Ms. Northrup: We are at 54.

-Mr. Wiktor: It is incredible. I can give the floor over to you and you can give a context on the new project and then we can do a quick tour.

-Ms. Northrup: Ok, I am Lori Northrup and this is my husband Bill Northrup and my secret weapon Gallagher. We will give you a little history of the company and then give you a tour.

-Mr. Wiktor: Yes, that would be great.

-Ms. Northrup: I started the company in 1980. We grew the company from 1 product. Bill joined the company about 15 years ago after having a variety of his own businesses. In 2016 we sold off the main company with the brand name Stratton Tool and we retained a couple of small product lines. We changed the entity name from Stride Tool to North Park Innovations.

-Mr. Northrup: To give you a perspective, in those 10 years, it has grown 43% every year. We just happen to be in a time where education is changing and the hands-on people are recognizing that you cannot have critical thinking without some type of hands on.

-Ms. Northrup: Luckily, we are in training of the skilled trades.

-Mr. Wiktor: Yes, there is a great need for this. The products you make and ship right here in Ellicottville are going from international to all over the country.

-Ms. Northrup: You all have a set of our catalogs as there are not a lot of products on the floor today.

-Mr. Wimer: Quick question. Your project is to provide additional capacity for what you are doing here now?

-Ms. Northrup: Yes, the same business.

-Mr. Wiktor: Great point Mike. The project that is before the board is the purchase of the former O'Laughlin/Timberhut building on 219. They need the space and it includes about 10 new net jobs. I think they will utilize the front for a show room. It really sets up perfectly as people could come in and have a training seminar/demo and have the showroom as it is. That is the project for the board.

New Applications

- 2. North Park Innovations Group, Inc./Lakeview Overlook LLC:

- North Park Innovations Group, Inc./Lakeview Overlook LLC has submitted an Application to the Agency seeking NYS Sales Tax Abetment, Mortgage Tax Abatement and Real Property Tax Abatement relating to their manufacturing Operations. The project will consist of the acquisition of a commercial building located at 4580 Route 219 in the Town of Great Valley, NY as well as upgrades to the building and equipment purchases. The project will create 10 new jobs within the County as well! *We have included an attachment that describes the Company and investment in its entirety.*

-The Total Project Investment: $500,000 (-,+)

-Presentation and Tour by North Park Innovations Group, Inc.:

-Lori and Bill Northrup of North Park Innovations have graciously offered to provide a tour of their facility, and their recent expansion project following today's Board Meeting. We sincerely thank Lori and Bill for all their hospitality and gracious hosting and support and continued investments!
The expansion that they constructed in 24-25', is already at capacity!

-Mr. Wiktor: We really appreciate the tour so the board can see and touch what you do here. We will have the public hearing and bring this back to the board in August. It is a tremendous investment. Are there any questions?

-Mr. Buffamante: Are you moving specific products down to Great Valley?

-Ms. Northrup: That is a good question. We need to gather as a team as there are a lot of different strategies.

-Mr. Northrup: In the front where there is glass, we are going to do a showroom. We are going to put a router down there and aluminum automated processing.

-Ms. Northrup: The building is going to allow us double the room so we are excited about it.

-Mr. Wiktor: The building is 14,000 square feet. That will be a neat opportunity for your customers. Again, thank you for the tour, hosting the meeting and delicious lunch. Thank you for your investment into the county and region and being community minded in your operations since day one.

-Mr. Northrup: Thank you for coming, we appreciate it.

-Ms. Northrup: I would like to tell you how impressed it has been to work with Corey over the years and the amount of opportunities and ideas he has brought forth. He is able to whip through everything that needs to be done and I am very impressed with him. As a business owner I would like to say thank you Corey.

-Mr. Northrup: Norm was good, but you take it to another level so thank you.

-Mr. Wiktor: Thank you, that is very kind of you. Thank you.

-Mr. Northrup: We look forward to seeing you again.

-Mr. Wiktor: I appreciate your time today. To reiterate, with Steelbound there was no formal action, we will conduct a public hearing and come back to the board in August. Same with North Park, we will hold a public hearing in the Town of Great Valley and bring back to the board in August. I appreciate the support on both of those projects.

*CCIDA Financial Reports:

A Motion was made by Brent Driscoll seconded by Ginger Schroder to accept the June 2026 Operating Statement as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder and Mr. Cullen were excused.

-Mr. Wiktor: We are going to meet with the finance committee to review the 2026 budget and revise a few items and bring to the August meeting.

*__*Income for June 2026 $127,461.75:__*

-$49,752.00- (Full Administration Fee-Win-Sum Ski Corp.)
-$ 7,491.00- (Full Administration Fee - HoliMont, Inc.)
-$70,218.75- (2nd half Administration Fee – Hidden Gems/Creeley Construction)

- *General update on projects in process: including the Agency has 5 projects in the closing stage which should close in the 3rd-4th quarter of this year.*

***Invest Buffalo Niagara-Board Level Membership:**

- At our June IDA Board meeting, Matt Hubacher from Invest Buffalo Niagara presented an overview of IBN and discussed strategies and opportunities for closer collaboration, including how Invest Buffalo Niagara can assist with site development initiatives in Cattaraugus County. The objective is to significantly expand collaboration in order to strengthen the County's economic development base and business attraction efforts. Matt presented an informative slide deck presentation to outline the discussion and overview.

We have included in the Board packet a breakdown for the Investor Level that IBN currently has. I am seeking support from the Board to increase our yearly contribution of $5,000 to a $10,000 to become a Board Member (level).

A Motion was made by Michael Wimer seconded by Brent Driscoll to increase the yearly contribution to $10,000. All in Favor - **Motion Carried.** Mr. Snyder and Mr. Cullen were excused.

***2024 ALICE NYS ALICE and 2024 Cattaraugus County ALICE Report(s):**

-In 2024, based on the Federal Poverty Level (FPL), 14% of New York households were defined as being in poverty. Yet this measure did not account for an additional 34% of the state's households — more than twice as many — that were also in financial hardship. These households are ALICE: Asset Limited, Income Constrained, Employed — earning above the FPL, but not enough to afford basic expenses in the county where they live. Forty-Eight Percent of New York Households Faced Financial Hardship in 2024:

Total State Households: 7,809,082
Above ALICE Threshold hold 52%
Poverty14 %
Below ALICE Threshold 48%
Sources: ALICE Threshold, 2024; U.S. Census Bureau, American Community Survey, 2024 Combining ALICE households plus those living in poverty, an estimated 48% of households in New York were below the ALICE Threshold in 2024 (Figure 1-see handout). This rate was higher than the national average (41%) and placed New York 49th among all states and the District of Columbia (with 1st representing the lowest rate of hardship).

The Cattaraugus County United Way recently gave our office a call wondering if we have any economic data to share **as there was a significate drop in poverty level in Cattaraugus County from 2023 to 2024**.

Census-based ALICE data shows households below the financial-hardship threshold in Cattaraugus County fell from 50% in 2023 to about 40% in 2024 — roughly 2,900 fewer struggling households in a single year, the largest one-year improvement in the 2010–2024 series. The timing lines up with major job-creating investments in the county, including Great Lakes Cheese and Cimolai-HY reaching hiring milestones in 2023–2024. This is a genuinely encouraging, third-party-verified data point.
It is not proof that any one project — or any one organization — caused the change, and it should never be presented that way, we underline this point.

We have included the entire 2024 ALICE Report, the specific Report for Cattaraugus County, as well as a write

up that Corey provided (he worked on with a friend of his who is an accountant *who helped formulate a general synopsis), with* ***caveats*** *relating to the findings of the 2024 ALICE Report.*
-Congressman Langworthy Announces More Than $3.1 Million in FAA Grants for Southern Tier Airports; *$2.21 Million for Olean Airport*:

-This is great news for the Olean and the Southern Tier as whole! We thank all worked work so hard to secure this key grant money relating to further vestment and infrastructure buildout at the Airport.

Corey has also provided a general economic development impact report on the Olean Airport and its key infrastructure/figures that it provides to the City, County and Region as a whole.

***Executive Director's Monthly Report:**

-Please see included detailed ***Executive Directors Reports for June 2026 and July 2026*** for key business Development meetings and general updates.

-External (Points of Interest relating to the CCIDA):

- ✓ **The Villager**: Article: *"Ski Areas Build More than Mountains/Holiday Valley and HoliMont Drive Economy in Catt. Co."*. Article written by Corey Wiktor that explains in detail the economic engines and economic tax drivers that Holiday Valley and HoliMont are.
- ✓ **Handout:** New York Comptroller's Office: *"Taxpayer Migration in New York State"*.
- ✓ **Handout:** Camoin Associates: *"Making Housing Work in Small Markets"*.
- ✓ **Camoin Associates**: Article: *"Siting and Building Data Centers: What Economic Developers Should Know"*.
- ✓ **Handout:** *"Recap and Economic Impact of the Olean Airport"*. Corey compiled
- ✓ **Olean Times Herald**: Article: *"Olean to receive $2.21M in FAA aid for airport work"*.
- ✓ **Handout:** *"Congressman Langworthy Announces More Than $3.1 Million in FAA Grants for Southern Tier Airports"*.
- ✓ **Reason**: Article: *"New York Becomes the First State to Ban New Data Centers"*.
- ✓ **WREN**: Article: *"Reaction to Hochul's data center executive order"*.

Executive Session:

A Motion was made by Michael Wimer seconded by Brent Driscoll to go into Executive Session for a matter of attorney/client privileges at 1:36 p.m. All in Favor - **Motion Carried.** Mr. Snyder and Mr. Cullen were excused.

A Motion was made by Brent Driscoll seconded by Michael Wimer to exit Executive Session and return to the regular meeting at 1:54 p.m. All in Favor - **Motion Carried.** For the official record, no action was taken in the Executive Session. Mr. Synder and Mr. Cullen were excused.

A Motion was made by Michael Wimer seconded by Thomas Buffamante to adjourn the meeting at 1:55 p.m. All in Favor – **Motion Carried**. Mr. Snyder and Mr. Cullen were excused.

*** Next CCIDA Board of Directors Meeting: August 18, 2026 at 11:15 a.m.**
at CCIDA Offices
9 East Washington Street
Ellicottville, NY
and also, via Zoom

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

P.O. Box 1749 • 9 East Washington Street • Ellicottville, NY 14731
(716) 699-2005 FAX (716) 699-2942

Web: www.cattcoida.com
E-mail: info@cattcoida.com

Good morning, I hope all are well!

At Wednesday's Cattaraugus County Legislature meeting, the County Legislature voted unanimously to appoint Joe Giglio to the IDA Board of Directors. Joe will be succeeding (via retirement) longtime Board Member, Joe Higgins.

We are thrilled to welcome Joe Giglio to the IDA Board, and we'd also like to take a moment to recognize both the outgoing and incoming board members for their remarkable contributions to Cattaraugus County.

Joe Higgins has served on the IDA Board since January 1992, an extraordinary 32 years of dedicated service! Throughout his tenure, Joe has demonstrated unwavering loyalty not only to the IDA, but to the community as a whole, including as a developer of the Allegheny River Trail. Joe and his family also owned and operated Abbott Welding Supply in Olean for many decades. Joe and his Family have supported countless causes/efforts and have always "jumped in", when asked.

Without a doubt, Joe has been a pillar of our local business community, embodying the entrepreneurial spirit and work ethic that drive our region's economy. His guidance, insight, and steady leadership have left a lasting mark on the IDA,I; we are deeply grateful for everything he has given to this Board and to Cattaraugus County.

We are equally excited to welcome Joe Giglio to the IDA Board of Directors. Joe brings a wealth of knowledge and an outstanding record of public service, having represented our county for 19 years as our New York State Assemblyman. A resident of Gowanda, Joe knows the businesses and residents of Cattaraugus County like the back of his hand, his deep understanding of our county's business climate, public policy, and the fight for local economic development will be an incredible asset to the IDA.

During his time in office, Joe and his staff were unwavering supporters of the IDA and of keeping local economic development decisions in local hands. We worked closely with Joe throughout his tenure as our Assemblyman, and his deep knowledge of our work and the challenges we face will make him an immediate positive contribution as a board member.

We look forward to continuing our strong working relationship with him and to the fresh perspective he will bring to the Board.

We also want to extend our sincere thanks to the County Legislature for their support and nomination of Joe Giglio to this position. The Chairman, Vice Chairperson, the County Administrator's Office, along with key County Leadership have all been vital supporters and have led this county with a focus on economic development. Your continued fight for our local businesses through daunting hours of hard work to protect the business climate in the County/Region, and for that we are grateful!

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

P.O. Box 1749 • 9 East Washington Street • Ellicottville, NY 14731
(716) 699-2005 FAX (716) 699-2942

Web: www.cattcoida.com
E-mail: info@cattcoida.com

To celebrate Joe Higgins' extraordinary career and his 32 years of service, the IDA Board, staff, Counsel, and county partners will be planning a dinner in his honor. Details on this event will follow in the near future, and we hope you'll join us in celebrating this well-deserved recognition. Chairman Burr has offered to present a proclamation honoring Joe's service to the Board, for which we are thankful. We will be working on a few other proclamations as well.

Finally, I will be preparing a more formal press release on Joe Giglio's appointment and will be reaching out to a few of you in the coming days for quotes to include in the press release.

Thank you!

Corey R. Wiktor
Executive Director
County of Cattaraugus IDA
Office: (716) 699-2005
Cell: (716) 491-3988

RESOLUTION

(For Distinguished Service and Exemplary Leadership in Economic and Community Development)

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on August 18, 2026, at 11:15 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION AUTHORIZING THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO PROCLAIM A DISTINGUISHED STEWARD OF COMMUNITY PROGRESS AND ECONOMIC DEVELOPMENT AWARD TO JOSEPH HIGGINS

WHEREAS, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, Joseph A. Higgins has faithfully served as a member of the Board of Directors of the County of Cattaraugus Industrial Development Agency (the "Agency") since 1992, including as First Vice Chairman, providing more than thirty-four years of dedicated leadership, sound judgment, and unwavering commitment to the Agency's mission of advancing economic opportunity throughout Cattaraugus County; and

WHEREAS, throughout his tenure with the Agency, Mr. Higgins has been a respected advocate for responsible economic development, business growth, job creation, and community investment, helping guide the Agency through decades of change and opportunity while promoting the long-term prosperity of the County and its residents; and

WHEREAS, Mr. Higgins' commitment to economic and civic leadership extends well beyond his service to the Agency, including his service as President of the Olean Chamber of Commerce, President of the Allegany Central School Board, and leader of numerous community and charitable initiatives benefiting the Cattaraugus County region; and

WHEREAS, following his graduation from the University of Notre Dame with a degree in Chemical Engineering, and after a successful career that included fifteen years with Union Carbide and the ownership and operation of Abbott Welding Supply, Mr. Higgins exemplified the entrepreneurial spirit and practical business leadership that have long strengthened Western New York; and

WHEREAS, among his many accomplishments, Mr. Higgins and his late wife, Cecily, envisioned and championed the creation of the Allegheny River Valley Trail, a transformative regional asset connecting the communities of Olean, Allegany, and Portville, enhancing quality of life, recreation, tourism, and civic pride throughout the region; and

WHEREAS, Mr. Higgins devoted years of effort to advancing the Allegheny River Valley Trail from concept to reality, helping secure community support, negotiate access arrangements, and establish a lasting stewardship framework that continues to benefit residents and visitors alike; and

WHEREAS, Mr. Higgins has further demonstrated a profound commitment to future generations through his support of education, including the establishment of the Joseph and Cecily Higgins Scholarship Fund, which assists local students pursuing studies in science, technology, engineering, and mathematics; and

WHEREAS, in recognition of his extraordinary record of service, leadership, vision, and community involvement, Mr. Higgins has earned the admiration and respect of his colleagues, fellow citizens, and public leaders throughout the region, including being honored with the Brooks Patterson Community Leadership Award; and

WHEREAS, after more than three decades of distinguished service, Mr. Higgins retired from the Agency's Board of Directors in July 2026, leaving a legacy of integrity, dedication, and leadership that will continue to inspire future generations of Agency directors and community leaders;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Appreciation. The Agency hereby expresses its deepest gratitude and appreciation to Joseph A. Higgins for his extraordinary service to the Agency and to the residents, businesses, and communities of Cattaraugus County.

Section 2. Honorary Proclamation. The Agency hereby proclaims Mr. Higgins a Distinguished Steward of Community Progress and Economic Development, in recognition of his decades of leadership, vision, and service devoted to improving the economic prosperity and quality of life of the Cattaraugus County region.

Section 3. Recognition of Legacy. The Agency recognizes that the lasting impact of Mr. Higgins' work will be reflected not only in the projects and initiatives he helped advance, but also in the opportunities, institutions, and community assets that will benefit future generations.

Section 4. Presentation of Resolution. The Agency directs that a certified copy of this Resolution be presented to Mr. Higgins as a token of its respect, admiration, and sincere appreciation for his many years of distinguished service.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Thomas E. Buffamante	VOTING
Thomas Cullen	VOTING
Brent Driscoll	VOTING
Joseph Giglio	VOTING
Ginger D. Schröder	VOTING
James J. Snyder, Jr.	VOTING
Michael Wimer	VOTING

The foregoing Resolution was thereupon declared duly adopted.

August 10, 2026

Mr. Corey Wiktor
Executive Director
County of Cattaraugus Industrial Development Agency ("CCIDA")
9 Washington Street
Ellicottville, New York 14731

Re: Olean Manor, Inc.

Dear Mr. Wiktor:

Please accept this letter as a joint request by Olean Manor, Inc. and Olean Property Holdings LLC for consent by the CCIDA to a transfer of ownership of the real property and facility commonly known as Field of Dreams Senior Living.

Olean Manor, Inc. contracted to transfer the 3260 N. 7th Street, Allegany, New York as improved (representing all of Olean Manor, Inc.'s real property) to Olean Property Holdings LLC for closing in August 2026 to be later followed by closing of the sale of all shares of stock in Olean Manor, Inc. to the individual members of Olean Property Holdings LLC (as such stock sale closing is conditioned upon and after New York State Department of Health approval of the contemplated change in business ownership.)

The undersigned request that: (i) the CCIDA consent to the aforesaid business transfer, (ii) waive claim that such transfer violates the existing Agency Lease and PILOT arrangements with Olean Manor, Inc., (iii) waive termination of such CCIDA/Olean Manor, Inc. arrangements and allow the real property buyer Olean Property Holdings LLC to continue to receive the benefits of the aforementioned existing Agency Lease and PILOT arrangements without any tax benefit recapture from Olean Manor, Inc. and/or Olean Property Holdings LLC to the extent permissible at law, (iv) allow assignment by Olean Manor, Inc. and assumption by Olean Property Holdings LLC of the to be entered CCIDA Lease/Lease Back transaction (matter #432934).

Olean Manor, Inc. as the operator of the business and Olean Property Holdings LLC as the real property owner intend to continue the current operations of the Field of Dreams Senior Living Facility post-closing as an assisted senior living facility without a change in current employee numbers (except for a possible increase in employee numbers) and both entities will honor all material obligations owing to the County of Cattaraugus Industrial Development Agency pursuant to the existing Agency Lease/PILOT agreements and the new Lease/Leaseback matter #432934.

Please also accept this letter as request by Olean Property Holdings LLC for an Estoppel Certificate confirming there is no existing default under the existing Olean Manor, Inc. and CCIDA Agency Lease and PILOT arrangement and no pending tax benefit recaptured threatened.

Please provide, if a resolution approving this request is granted by the CCIDA Board on August 18, 2026, a checklist of what the CCIDA will need from both buyer and seller.

Thank you for your kind consideration of this request.

Olean Manor, Inc.	**Olean Property ~~Holdings LLC~~**
By: ______________________	**By:** ______________________
Nicolas Ferreri	**Name:** Gary Robinsky
President	**Title:** CEO

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

RESOLUTION

(Assignment of Olean Manor, Inc. Project to Olean Property Holdings LLC)

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, August 18, 2026 at 11:15 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ASSIGNMENT AND ASSUMPTION BY OLEAN PROPERTY HOLDINGS LLC (THE "NEW COMPANY") OF THE EXISTING LEASE, LEASEBACK, AND PILOT AGREEMENT, TOGETHER WITH ALL ASSOCIATED DOCUMENTS, RELATING TO THE OLEAN MANOR, INC. (THE "ORIGINAL COMPANY") FACILITY AND THE AMENDATORY PROJECT COMPONENT LOCATED AT 3260 NORTH 7TH STREET, ALLEGANY, NEW YORK

WHEREAS, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Original Company previously applied for Agency assistance with respect to a certain project, and the Agency, by approving resolution dated February 2, 2017, duly authorized the provision of certain assistance for the benefit of the Company in connection with (i) the acquisition of an interest in an approximately six (6) acre portion of an approximately 51.60 acre parcel of land located on N. Seventh Street in the Town of Allegany, Cattaraugus County, New York (being a portion of Tax Map No. 97.037-1-24) (the "Initial Land"), (ii) the construction on the Initial Land of approximately 10-12 buildings containing approximately 12,000+/- square foot adult assisted living facilities (the "Initial Facility" and collectively with the Initial Land, the "Initial Project"), and the Agency conferred certain sales and use tax, mortgage recording tax, and real property tax abatement benefits related thereto; and

WHEREAS, by resolution dated February 2, 2017 (the "Initial Project Commercial Project Determination Resolution"), the Agency found that the Initial Project provides independent senior living, extended senior levels of care, assisted senior living, respite care, and senior daycare services, increases job opportunities, allows local seniors to continue to live in Cattaraugus County, and constitutes a "commercial" project within the meaning of the Act; and

WHEREAS, the Original Company's Initial Project provides licensed senior assisted living, independent living, and memory care services as well as various adult day care, health and wellness services addressing a critical shortage of senior living housing, healthcare, nutrition services, social services and wellness services within the County of Cattaraugus, and has provided significant economic and community benefits by facilitating the creation of new jobs, new investment, and allowing seniors to age in place; and

WHEREAS, in connection with the foregoing, the Agency and the Original Company entered into a Company Lease, Agency Lease Agreement, PILOT Agreement, and an Environmental Compliance and Indemnification Agreement, and related documents, all dated as of May 1, 2018 (the "Agency Documents"); and

WHEREAS, building on the success of the Initial Project, the Original Company submitted an amended application requesting continued Agency assistance with the next phase and expansion of the Initial Project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 3260 North 7th Street in the Village of Allegany, Cattaraugus County, New York and all other lands in the Village of Allegany where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) as part of a unified project to effectuate the purposes of the Initial Project, the construction on the Land of approximately 42,000 square feet of senior living cottages and associated recreational infrastructure including walking trails and gazebos, as a unified component of the Company's Initial Project and overall assisted living and memory care facility and operations (the "Improvements"), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Project Facility"); and

WHEREAS, pursuant to General Municipal Law Section 859-a, on October 7, 2024, the Agency held a public hearing with respect to the Project and contemplated Financial Assistance at the Allegany Town Hall where interested parties were provided an opportunity to be heard; and

WHEREAS, by resolution made on October 15, 2024, in connection with the amendatory action, the Agency authorized Financial Assistance to the Company including: (a) an exemption benefit from all New York State and local sales and use taxes for purchases and rentals related to the Project with respect to qualifying personal property included in or incorporated into, or used in the acquisition, construction, reconstruction, renovation, rehabilitation or equipping of, the Facility, and (b) a partial abatement from real property taxes through a ten (10) year term PILOT

Agreement, along with related Agency documents, subject to the Agency's policies and conditions; and

WHEREAS, the Initial Project and the Project so authorized on October 15, 2024 constitute a unified, continuum project that is integral to promoting employment opportunities, preventing economic deterioration, and enabling seniors in Cattaraugus County to age in place, with anticipated new jobs and increased tax revenues; and

WHEREAS, the Original Company provided a letter dated August 10, 2026 to the Agency informing that the Original Company will sell the Facility and the Project to New Company (the "Assignee"), and, pursuant to Section 11.3 of the Agency Lease Agreement by and between Original Company and the Agency as so described above, requested Agency approval and consent to the conveyance of the Facility and Project and assignment of the Agency Documents and the assignment of the Agency approvals made on October 15, 2024 to the Assignee; and

WHEREAS, the Agency desires to approve and consent to: (i) the conveyance of the Facility by the Company to the Assignee and the related assignment of the October 15, 2024 approval to the Assignee; (ii) the undertaking of the assignment; and (iii) the execution and delivery of documents and agreements to effectuate the foregoing.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Environmental Findings. The Agency hereby finds that the assignment and assumption of the Project, inclusive of the Initial Project and the October 15, 2024 amendatory Project component, as herein described, constitutes a Type II Action, as defined within the State Environmental Quality Review Act ("SEQRA") and regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.5(c)(32), being a transfer of leasehold rights with no material change in permitted conditions or activities, and as such, no further action under SEQR is required [i]

Section 2. Consent to Assignment and Assumption; PILOT Benefits. The Agency hereby consents to the conveyance of the Facility and Project, and the Agency's October 15, 2024 approvals, to the Assignee, and the assignment and assumption of the Agency Documents from the Original Company to the Assignee, subject to (i) the Company, Assignee, and Agency entering into an appropriate Assignment and Assumption Agreement, and related documents, and (ii) delivery to the Agency of evidence of insurance for the Project satisfactory to the Agency; and authorizes and approves that the real property tax abatement benefits provided over the term of the applicable PILOT Agreement be assigned to, and assumed by, the Assignee.

Section 3. Agency Policies; Recapture. The consent contained herein is conditioned upon adherence by the Assignee to the Agency's policies permitting recovery or recapture of real property tax abatement benefits, or amendment or termination of such benefits, if it is determined that (i) the Company and/or Assignee has made a material false statement on its application and/or (ii) benefits are taken where the Assignee fails to comply with terms and conditions of the Agency's approvals related thereto, each being a material term or condition approved by the Agency in connection with the Project, and the Assignee shall cooperate with the Agency and promptly pay over any recaptured amounts demanded by the Agency.

Section 4. Authorization of Documents. Subject to the terms of this Resolution, the Chair, the Vice Chair, and/or the Executive Director are authorized, on behalf of the Agency, to negotiate, execute and deliver as Assignment and Assumption Agreement and any other related documents and agreements necessary to accomplish the intents and purposes of this resolution.

Section 6. Further Actions. The officers, employees and agents of the Agency are authorized and directed, for and in the name and on behalf of the Agency, to do all acts and things required or desirable to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Dated: August 18, 2026

____

PUBLIC HEARING SCRIPT

Steelbound Franchising LLC and Stillhouse of Buffalo, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Public Hearing to be held on August 12, 2026 at 10:00 a.m. at the Agency's offices, 9 East Washington Street, Ellicottville, New York

ATTENDANCE:

____

____

☐ Members of the General Public

☑ **1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 10:01 a.m. My name is Corey R. Wiktor. I am the Executive Director for the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.

☑ **2. PURPOSE:** Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Steelbound Franchising LLC and Stillhouse of Buffalo, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Saturday, August 1, 2026.

☑ **3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 6600 US Route 219 in the Town of Ellicottville, Cattaraugus County, New York and all other lands in the County of Cattaraugus where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the construction on the Land of approximately 6,000 square feet of additional commercial/manufacturing space to create a refillable spirits program wherein the company would collect empty spirit bottles, sanitize, refill, reseal and place them back into circulation (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

☑ **4. FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

Hearing Officer: All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.cattcoida.com). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at corey@cattcoida.com.

☐ **5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes or less.

The Hearing Moderator introduces each participate in the order they registered for this meeting.

[Insert transcription of public comments here.]

-OR-

☑ *Hearing Officer:* Note that no one in attendance wished to make a statement or comment.

☑ **6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 11:15 a.m.

SIGN IN SHEET
FOR PUBLIC HEARING

Public Hearing to be held on August 12, 2026 at 10:00 a.m. at the Agency's offices, 9 East Washington Street, Ellicottville, New York

Steelbound Franchising LLC and Stillhouse of Buffalo, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Project Location: 6600 US Route 219, Ellicottville, New York 14731

Name	Company and/or Address	X box to speak/ comment

Agency Use Only [If applicable]

Project: Seelbaund Ranch, 3...

Date: 08/14/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Agency Use Only [If applicable]	
Project:	Steelbrand Franchising
Date:	08/14/26

Short Environmental Assessment Form Part 3
Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- NA -

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Cattaraugus Industrial Development Agency	08/14/26
Name of Lead Agency	Date
Corey R. Wiktor	Executive Director
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Corey R. Wiktor	NM
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

INDUCEMENT RESOLUTION

STEELBOUND FRANCHISING LLC AND STILLHOUSE OF BUFFALO, LLC, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, August 18, 2026 at 11:15 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF STEELBOUND FRANCHISING LLC AND STILLHOUSE OF BUFFALO, LLC, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF A PUBLIC HEARING IN CONNECTION WITH THE PROJECT; (iii) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS

WHEREAS, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, STEELBOUND FRANCHISING LLC AND STILLHOUSE OF BUFFALO, LLC or on behalf of an affiliated entity formed or to be formed (the "Company") has submitted an application to the Agency (the "Application") requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 6600 US Route 219 in the Town of Ellicottville, Cattaraugus County, New York and all other lands in the County of Cattaraugus where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the construction on the Land of approximately 6,000 square feet of additional commercial/manufacturing space to create a refillable spirits program wherein the company would collect empty spirit bottles, sanitize, refill, reseal and place them back into circulation (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, pursuant to General Municipal Law Section 859-a, on August 12, 2026, at 10:00 a.m., at the Agency's offices, 9 East Washington Street, Ellicottville, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as hereinafter defined) being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of undertaking the Project pursuant to an Agent and Financial Assistance Project Agreement (the "Agent Agreement"), (ii) negotiate and enter into a lease agreement (the "Lease Agreement") and related leaseback agreement (the "Leaseback Agreement") with the Company, pursuant to which the Agency will retain a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and personal property constituting the Facility; and (iii) provide Financial Assistance to the Company in the form of (a) an exemption benefit from all New York State and local sales and use taxes for purchases and rentals related to the Project with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, reconstruction and/or renovation, rehabilitation or equipping of the Facility, (b) a mortgage recording tax exemption benefit for the financing related to the Project, and (c) a partial abatement from real property taxes benefit through a fifteen (15) year term PILOT Agreement for the benefit of each municipality and school district having taxing jurisdiction over the Project, (collectively, the sales and use tax exemption benefit, the mortgage recording tax exemption benefit, and the partial abatement from real property taxes benefit, are hereinafter collectively referred to as the "Financial Assistance"); and

WHEREAS, pursuant to and in accordance with applicable provisions of the State Environmental Quality Review Act and its implementing regulations ("SEQR"), the Company has submitted to the Agency a Short Environmental Assessment Form (the "EAF") with respect to the Project; and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance that the Agency is contemplating with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and any other correspondence submitted by the Company to the Agency, public hearing comments, if any, and Agency board member review of and recommendations related to the Project and its resolution to approve the Project subject to the terms and conditions as described herein, the Agency board member review of the Project's cost benefit ratio, the costs of incentives so applied for, the anticipated new tax revenues to be generated by the Project, as well as the Project's contemplated community benefits, and Agency board member review, discussion, and consideration of same, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and/or renovating and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing and/or retaining employment opportunities in Cattaraugus County, New York and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries, and, to the extent occupants are relocating from one plant or facility to another in another area of the State, the Agency has complied with the Act's abandonment procedures; and

(F) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for the Project as described herein; and

(G) The Agency has prepared a written cost-benefit analysis satisfactorily identifying the extent to which the Project will create or retain permanent, private sector jobs, the estimated value of any tax exemption to be provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the Project in a timely fashion, and the extent to which the Project will provide additional sources of revenue for municipalities and school districts, and any other public benefits that might occur as a result of the Project; and

(H) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions the Act.

(I) The Project involves an "Unlisted Action" as said term is defined pursuant to 6 N.Y.C.R.R. Section 617.2(al) of the SEQR regulations. The Agency has conducted an uncoordinated review of the Project pursuant to 6 N.Y.C.R.R. Section 617.6(b)(4)(i). Based upon a comprehensive and thorough review by the Agency of the EAF and related documents delivered by the Company to the Agency, the criteria set forth in 6 N.Y.C.R.R. Section 617.7 of the SEQR regulations, and the additional representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that the Project will not have a potential significant adverse environmental impact warranting the preparation of an environmental impact statement. The Agency thus issues a "negative declaration" as that term is defined pursuant 6 N.Y.C.R.R. Section 617.2(z); and

(J) The Project qualifies for Agency Financial Assistance as it meets the Agency's general uniform criteria for project evaluation, said criteria established by New York State and the Agency as required under General Municipal Law Section 859-a(5) as evidenced by the following:

(i) Extent to which the Project will create or retain jobs: The Project will create six (6) new FTE employee position.

(ii) The estimated total value of Financial Assistance is approximately $256,543 over the 15-year real property tax abatement benefit period.

(iii) The estimated amount of private sector investment to be made by the Company is $1,200,000.

(iv) Likelihood of the Project being accomplished in a timely fashion: There is a high likelihood that the Project will be completed in a timely manner, during 2027.

(v) Extent of new revenue provided to local taxing jurisdictions: The Project involves additional commercial/manufacturing space for a refillable spirits program expected to create new jobs and generate maintained, new, and increased sales tax revenues related to new job creation.

(vi) The extent to which the Project will create local construction jobs. The Company will utilize local construction contractors to the maximum extent possible.

Section 2. The Agency hereby authorizes the undertaking of the Project and the provision of the Financial Assistance to the Company as described herein.

Section 3. Subject to the Company executing an Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of insurance for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and/or renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency, and with respect to any agents or subagents appointed by the Company, to execute, certify, and file, in the name of and on behalf of the Agency, any tax forms evidencing such appointments, with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the appointment of the Company as agent of the Agency, if utilized, shall expire one year from the date of this resolution (unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director).

A. Financial Assistance. With respect to the foregoing, and based upon the representations and warranties made by the Company in its application for Financial Assistance, the Agency hereby:

(i) authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount estimated up to $1,000,000.00, and, therefore, the value of the sales and use tax exemption benefits ("sales and use tax exemption benefits") authorized and approved by the Agency cannot exceed $80,000.00, however, the Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and

(ii) authorizes and approves that the value of the mortgage recording tax exemption benefit ("mortgage recording tax exemption benefits") shall not exceed $9,375.00; and

(iii) authorizes and approves that the real property tax abatement benefits ("PILOT benefits") to be provided over the term of the PILOT Agreement are estimated to be approximately $167,168 resulting in estimated total PILOT payments of $278,702 over the term of the PILOT Agreement.

B. Terms and Conditions of Financial Assistance. Pursuant to Section 875(3) of the New York General Municipal Law, and per the policies of the Agency, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any New York State and local sales and use tax exemption benefits, and/or mortgage recording tax exemption benefits, and/or partial abatements from real property taxes benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the New York State and local sales and use tax exemption benefits; (ii) the New York State and local sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the New York State and local sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for Financial Assistance; and/or (v) the New York State and local sales and use tax exemption benefits and/or mortgage recording tax exemption benefits, and/or the partial abatement from real property taxes benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with the Investment Commitment and the Employment Commitment said commitments, as described below, being a material term or condition to use property or services in the manner approved by the Agency in connection with the Project.

As a condition precedent of receiving Financial Assistance, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must cooperate with the Agency in its efforts to recover or recapture any Financial Assistance, and promptly pay over any such amounts to the Agency that the Agency demands.

C. Commitments. As an additional condition precedent of receiving Financial Assistance, and as a material term or condition as approved by the Agency in connection with the Project, the Company covenants and agrees and understands that it must, subject to potential modification, termination and/or recapture of Financial Assistance for failure to meet and maintain the commitments and thresholds as described below, submit, on an annual basis or as otherwise indicated below through the termination of the PILOT Agreement, a certification, as so required by the Agency, confirming:

(i) Investment Commitment - the total investment made with respect to the Project at the time of Project completion equals or exceeds $1,200,000 being the total project cost as stated in the Company's application for Financial Assistance.

(ii) Employment Commitment – that within two (2) years of Project completion, the Company has maintained and created FTE employment at the Facility equal to six

(6) FTE employees being the six (6) new FTE employee positions proposed to be created by the Company as stated in its Application.

Section 4. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver (A) an Agent Agreement, (B) the Lease Agreement whereby the Company leases the Project to the Agency, (C) the related Leaseback Agreement whereby the Agency leases the Project back to the Company, and (D) the PILOT Agreement and (E) related documents; provided, however, that (i) the rental payments under the Leaseback Agreement to the Company include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy, or procedures for deviation have been complied with accordingly.

Section 5. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance acquisition and Project costs or equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement, and related documents, collectively called the "Agency Documents"); and, where appropriate, the Secretary or the Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chair, the Vice Chair, and/or the Executive Director of the Agency shall approve, the execution thereof by the Chair, the Vice Chair, and/or the Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to negotiate, execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 8. This resolution shall take effect immediately, and shall expire one (1) year from the date hereof unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director.

Dated: August 18, 2026

PUBLIC HEARING SCRIPT

North Park Innovations Group, Inc., Lakeview Overlook, LLC, project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Public Hearing to be held on August 10, 2026 at 10:00 a.m.
at the Town of Great Valley, located at 4808 Route 219, Great Valley, NY 14741

ATTENDANCE:

Chris

Van Braun Supervisor

☐ Members of the General Public

☑ **1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 10:02 a.m. My name is Corey R. Wiktor. I am the Executive Director for the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.

☑ **2. PURPOSE:** Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the North Park Innovations Group, Inc., Lakeview Overlook, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Thursday, July 30, 2026.

☑ **3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 4580 US Route 219 in the Town of Great Valley, Cattaraugus County, New York and all other lands in the County of Cattaraugus where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the renovation of 14,000+/- sq. ft. facility for expansion of production space and full show room (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

☑ **4. FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

Hearing Officer: All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.cattcoida.com). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at corey@cattcoida.com.

☐ **5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes or less.

The Hearing Moderator introduces each participate in the order they registered for this meeting.

[Insert transcription of public comments here.]

-OR-

☑ *Hearing Officer:* Note that no one in attendance wished to make a statement or comment.

☑ **6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 10:25 a.m.

SIGN IN SHEET
FOR PUBLIC HEARING

Public Hearing to be held on August 10, 2026 at 10:00 a.m.
at the Town of Great Valley, located at 4808 Route 219, Great Valley, NY 14741

North Park Innovations Group, Inc., Lakeview Overlook, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf

Project Location: 4580 US Route 219, Great Valley, New York 14731

Name	Company and/or Address	X box to speak/ comment
Dan Brown	GREAT VALLEY SUPERVISOR	
Chris Schena	Great Valley PB/ZBA	

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

INDUCEMENT RESOLUTION

NORTH PARK INNOVATIONS GROUP, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, August 18, 2026 at 11:15 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF NORTH PARK INNOVATIONS GROUP, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF A PUBLIC HEARING IN CONNECTION WITH THE PROJECT; (iii) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS

WHEREAS, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, NORTH PARK INNOVATIONS GROUP, INC. or on behalf of an affiliated entity formed or to be formed (the "Company") has submitted an application to the Agency (the "Application") requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 4580 US Route 219 in the Town of Great Valley, Cattaraugus County, New York and all other lands in the County of Cattaraugus where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the renovation of 14,000+/- sq. ft. facility for expansion of production space and full show room (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, pursuant to General Municipal Law Section 859-a, on August 10, 2026, at the Town of Great Valley, located at 4808 Route 219, Great Valley, NY 14741, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as hereinafter defined) being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of undertaking the Project pursuant to an Agent and Financial Assistance Project Agreement (the "Agent Agreement"), (ii) negotiate and enter into a lease agreement (the "Lease Agreement") and related leaseback agreement (the "Leaseback Agreement") with the Company, pursuant to which the Agency will retain a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and personal property constituting the Facility; and (iii) provide Financial Assistance to the Company in the form of (a) an exemption benefit from all New York State and local sales and use taxes for purchases and rentals related to the Project with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, reconstruction and/or renovation, rehabilitation or equipping of the Facility, (b) a mortgage recording tax exemption benefit for the financing related to the Project, and (c) a partial abatement from real property taxes benefit through a fifteen (15) year term PILOT Agreement for the benefit of each municipality and school district having taxing jurisdiction over the Project, (collectively, the sales and use tax exemption benefit, the mortgage recording tax exemption benefit, and the partial abatement from real property taxes benefit, are hereinafter collectively referred to as the "Financial Assistance"); and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance that the Agency is contemplating with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and any other correspondence submitted by the Company to the Agency, public hearing comments, if any, and Agency board member review of and recommendations related to the Project and its resolution to approve the Project subject to the terms and conditions as described herein, the Agency board member review of the Project's cost benefit ratio, the costs of incentives so applied for, the anticipated new tax revenues to be generated by the Project, as well as the Project's contemplated community benefits, and Agency board member review, discussion, and consideration of same, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and/or renovating and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing and/or retaining employment opportunities in Cattaraugus County, New York and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries, and, to the extent occupants are relocating from one plant or facility to another in another area of the State, the Agency has complied with the Act's abandonment procedures; and

(F) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for the Project as described herein; and

(G) The Agency has prepared a written cost-benefit analysis satisfactorily identifying the extent to which the Project will create or retain permanent, private sector jobs, the estimated value of any tax exemption to be provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the Project in a timely fashion, and the extent to which the Project will provide additional sources of revenue for municipalities and school districts, and any other public benefits that might occur as a result of the Project; and

(H) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions the Act.

(I) The Project involves only repair and replacement in kind and the purchase of equipment, which constitute "Type II actions" under the State Environmental Quality Review Act and its implementing regulations (collectively, "SEQR") pursuant to 6 N.Y.C.R.R. § 617.5(c)(1), (2), and (31), and, therefore, no further action is required under SEQR pursuant to 6 N.Y.C.R.R. § 617.5(a); and

(J) The Project qualifies for Agency Financial Assistance as it meets the Agency's general uniform criteria for project evaluation, said criteria established by New York State and the Agency as required under General Municipal Law Section 859-a(5) as evidenced by the following:

(i) Extent to which the Project will create or retain jobs: The Project will create 10 new FTE employee positions.

(ii) The estimated total value of Financial Assistance is approximately $20,000 over the 15-year real property tax abatement benefit period.

(iii) The estimated amount of private sector investment to be made by the Company is $500,000.

(iv) Likelihood of the Project being accomplished in a timely fashion: There is a high likelihood that the Project will be completed in a timely manner, during 2027.

(v) Extent of new revenue provided to local taxing jurisdictions: Rehabilitating the existing facility for manufacturing purposes is expected to allow the Company to expand operations and create 10 new FTE positions, generating new and increased revenues for local taxing jurisdictions.

(vi) The extent to which the Project will create local construction jobs. The Company will utilize local construction contractors to the maximum extent possible.

<u>Section 2</u>. The Agency hereby authorizes the undertaking of the Project and the provision of the Financial Assistance to the Company as described herein.

Section 3. Subject to the Company executing an Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of insurance for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and/or renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency, and with respect to any agents or subagents appointed by the Company, to execute, certify, and file, in the name of and on behalf of the Agency, any tax forms evidencing such appointments, with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the appointment of the Company as agent of the Agency, if utilized, shall expire one year from the date of this resolution (unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director).

A. Financial Assistance. With respect to the foregoing, and based upon the representations and warranties made by the Company in its application for Financial Assistance, the Agency hereby:

(i) authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount estimated up to $100,000.00, and, therefore, the value of the sales and use tax exemption benefits ("sales and use tax exemption benefits") authorized and approved by the Agency cannot exceed $8,000.00, however, the Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and

(ii) authorizes and approves that the value of the mortgage recording tax exemption benefit ("mortgage recording tax exemption benefits") shall not exceed $5,000.00; and

(iii) authorizes and approves that the real property tax abatement benefits ("PILOT benefits") to be provided over the term of the PILOT Agreement are estimated to be approximately $5,000.00 resulting in estimated total PILOT payments of $109,073 over the term of the PILOT Agreement.

B. Terms and Conditions of Financial Assistance. Pursuant to Section 875(3) of the New York General Municipal Law, and per the policies of the Agency, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any New York State and local sales and use tax exemption benefits, and/or mortgage recording tax exemption benefits, and/or partial abatements from real property taxes benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the New York State and local sales and use tax exemption benefits; (ii) the New York State and local sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the New York State and local sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for Financial Assistance; and/or (v) the New York State and local sales and use tax exemption benefits and/or mortgage recording tax exemption benefits, and/or the partial abatement from real property taxes benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with the Investment Commitment and the Employment Commitment, said commitments, as described below, being a material term or condition to use property or services in the manner approved by the Agency in connection with the Project.

As a condition precedent of receiving Financial Assistance, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must cooperate with the Agency in its efforts to recover or recapture any Financial Assistance, and promptly pay over any such amounts to the Agency that the Agency demands.

C. Commitments. As an additional condition precedent of receiving Financial Assistance, and as a material term or condition as approved by the Agency in connection with the Project, the Company covenants and agrees and understands that it must, subject to potential modification, termination and/or recapture of Financial Assistance for failure to meet and maintain the commitments and thresholds as described below, submit, on an annual basis or as otherwise indicated below through the termination of the PILOT Agreement, a certification, as so required by the Agency, confirming:

(i) Investment Commitment - the total investment made with respect to the Project at the time of Project completion equals or exceeds $500,000, being the total project cost as stated in the Company's application for Financial Assistance.

(ii) Employment Commitment - that within two (2) years of Project completion, the Company has created and maintained FTE employment at the Facility equal to 10 FTE employees, being the 10 new FTE employee positions proposed to be created by the Company as stated in its Application).

Section 4. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver (A) an Agent Agreement, (B) the Lease Agreement whereby the Company leases the Project to the Agency, (C) the related Leaseback Agreement whereby the Agency leases the Project back to the Company, and (D) the PILOT Agreement and (E) related documents; provided, however, that (i) the rental payments under the Leaseback Agreement to the Company include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT

Agreement are consistent with the Agency's Uniform Tax Exemption Policy, or procedures for deviation have been complied with accordingly.

Section 5. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance acquisition and Project costs or equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement, and related documents, collectively called the "Agency Documents"); and, where appropriate, the Secretary or the Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chair, the Vice Chair, and/or the Executive Director of the Agency shall approve, the execution thereof by the Chair, the Vice Chair, and/or the Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to negotiate, execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 8. This resolution shall take effect immediately, and shall expire one (1) year from the date hereof unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director.

Dated: August 18, 2026

	A	B	C	D	E	F
2	**County of Cattaraugus**		**OPERATING STATEMENT**			
3	**Industrial Development Agency**					
4	Jul-26	2026	2026	2026	2026	2025
5		APPROVED	M-T-D	Y-T-D	BALANCE	Y-T-D
6		BUDGET	ACTUAL	ACTUAL	REMAINING	COMPARISON
7	INCOME:					
8	Interest on Accounts	$40,000	$17	$63,570	-$23,570	$70
9	**Apps & Fees**	$450,000	$0	$1,656,712	-$1,206,712	$232,422
10	CCCRC/Other Misc. Income	$10,000	$4	$295	$1,778	$105
11	Total	$500,000	$21	$1,720,577	-$1,228,504	$232,597
12						
13	**EXPENSES:**					
14	Wages	$220,000	$24,923	$124,814	$95,186	$128,369
15	Fringe Benefits	$85,000	$6,616	$46,551	$38,449	$39,855
16	A- Performance Bonus	$24,000	$0	$31,290	-$7,290	$20,100
17	Board Meeting/Operations	$2,000	$171	$670	$1,330	$1,021
18	J-Business Development	$18,000	$6,443	$25,682	-$7,682	$13,129
19	Office Supplies/Service Contracts	$2,000	$165	$772	$1,228	$1,105
20	D- Office Maint./Repairs/Equip	$9,000	$0	$5,686	$3,314	$6,721
21	E- Office Phones/Cell/fax/internet s	$9,000	$357	$4,678	$4,322	$5,701
22	Postage	$1,000	$47	$518	$482	$295
23	Public Hearings	$900	$79	$370	$530	$787
24	Travel/Mileage	$3,000	$265	$1,616	$1,384	$937
25	Service Charges	$500	$25	$215	$285	$225
26	G- Rent	$17,100	$1,425	$14,525	$2,575	$9,975
27	Real Estate Taxes	$1,200	$0	$1,107	$93	$90
28	Utilities	$4,500	$351	$2,994	$1,506	$3,131
29	Property/Fire/Liability Insurance	$5,000	$0	$4,031	$969	$4,896
30	Education/Training/Prof. Developm	$4,000	$0	$0	$4,000	$0
31	H-Professional Associations	$7,500	$10,000	$14,455	-$6,955	$5,923
32	B- Professional Services	$30,000	$3,977	$29,853	$147	$21,435
33	Publications	$200	$0	$0	$200	$0
34	C- Marketing/Promotion/Networkin	$2,000	$7,560	$10,385	-$8,385	$2,021
35	I-Railroad Services	$0	$0	$50,300	-$50,300	$6,640
36	Miscellaneous	$100	$0	$0	$100	$0
37	Project Expenses	$10,000	$0	$0	$10,000	$20,316
38	F-Consulting Expense	$6,000	$5,600	$23,400	-$17,400	$28,000
39						
40	Total Expenses	**$462,000**	**$68,004**	**$393,912**	**$68,088**	**$320,672**
41						
42	Net Difference	**$38,000**	**-$67,983**	**$1,326,665**	**-$1,296,592**	**-$88,075**
43	A-Yearly payment					
44	B- Includes payments due Harris Beach					
45	C-Includes local paper advertising					
46	D- Includes IT invoices, accounting	software, computer storage, monthly office cleaning, yearly window cleaning, lawn, flower maintenanc				
47	E- Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
48	F-Consulting to assist current projects					
49	G-Includes Olean Office Rent & Security Deposit			I- Includes repairs		
50	H-Includes Invest Buffalo membership			J-Includes sponsoring events		

COUNTY OF CATTARAUGUS IDA
Balance Sheet
July 31, 2026

ASSETS

Current Assets		
CATT CO. BANK	$ 215,067.63	
CATT. CO. CAPITAL RES. CORP.	48,834.78	
New CCB ISC Account ##27476	4,549,065.68	
Savings 476	2,630.19	
MMM 476	9,530.88	
PETTY CASH	23.21	
SECURITY DEPOSIT - RENT	1,350.00	
Prepaid rent	1,425.00	
Accounts Receivable	10,000.00	
lease asset	73,708.92	
Deferred Outflows	57,424.00	
lease liability	(27,057.06)	
ACCTS RECEIVABLE	428.31	
PREPAID EXPENSES	150.06	
Total Current Assets		4,942,581.60
Property and Equipment		
EQUIPMENT	38,423.95	
LEASEHOLD IMPROVEMENTS	22,173.08	
LAND	149,298.92	
RAILROAD/IMPROVEMENTS	1,385,652.37	
ACCUM DEPRECIATION	(873,677.28)	
Total Property and Equipment		721,871.04
Other Assets		
Total Other Assets		0.00
Total Assets		$ 5,664,452.64

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	$ 228.00	
Employee Health Ins Payable	3.00	
Federal Payroll Taxes	(12,008.79)	
NYS WITHHOLDING	6,265.31	
Social Security Tax Payable	3,065.85	
Medicare Withholding Tax Pay	717.02	
NYS PENSION-EMPLOYEE PORTION	427.49	
NYS Retirement Employer Portio	22,387.00	
Deferred Inflows	7,868.00	
accumulated amort lease asset	46,651.86	
ACCOUNTS PAYABLE	2,929.60	
ACCRUED PAYROLL	8,076.64	
ACCRUED PAYROLL TAXES	560.21	
Total Current Liabilities		87,171.19
Long-Term Liabilities		
Pension Liability	131,902.00	
Total Long-Term Liabilities		131,902.00

COUNTY OF CATTARAUGUS IDA
Balance Sheet
July 31, 2026

Total Liabilities			219,073.19
Capital			
Retained Earnings	3,808,642.51		
CONTRIBUTED CAPITAL	310,072.06		
Net Income	1,326,664.88		
Total Capital			5,445,379.45
Total Liabilities & Capital		$	5,664,452.64

COUNTY OF CATTARAUGUS IDA
Balance Sheet
July 31, 2025

ASSETS

Current Assets		
CATT CO. BANK	$ 196,501.93	
CATT. CO. CAPITAL RES. CORP.	53,603.71	
New CCB ISC Account 800027476	1,481,005.63	
Savings 476	2,367.04	
MMM 476	9,227.05	
CD's	342,981.14	
PETTY CASH	43.21	
SECURITY DEPOSIT - RENT	1,350.00	
Prepaid rent	1,425.00	
Accounts Receivable	9,728.13	
lease asset	73,708.92	
Deferred Outflows	90,350.00	
lease liability	(42,042.16)	
ACCTS RECEIVABLE	866.69	
PREPAID EXPENSES	150.06	
Total Current Assets		2,221,266.35
Property and Equipment		
EQUIPMENT	38,423.95	
LEASEHOLD IMPROVEMENTS	22,173.08	
LAND	149,298.92	
RAILROAD/IMPROVEMENTS	907,199.96	
ACCUM DEPRECIATION	(870,546.17)	
Total Property and Equipment		246,549.74
Other Assets		
Total Other Assets		0.00
Total Assets		$ 2,467,816.09

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	$ 123.00	
Employee Health Ins Payable	3.00	
Federal Payroll Taxes	(12,306.36)	
NYS WITHHOLDING	6,753.82	
Social Security Tax Payable	4,026.39	
Medicare Withholding Tax Pay	1,830.02	
NYS PENSION-EMPLOYEE PORTION	177.58	
NYS Retirement Employer Portio	17,899.00	
Deferred Inflows	61,811.00	
accumulated amort lease asset	31,666.76	
ACCOUNTS PAYABLE	1,739.65	
ACCRUED PAYROLL	5,654.02	
ACCRUED PAYROLL TAXES	560.21	
Total Current Liabilities		119,938.09
Long-Term Liabilities		
Pension Liability	112,808.00	
Total Long-Term Liabilities		112,808.00

COUNTY OF CATTARAUGUS IDA
Balance Sheet
July 31, 2025

Total Liabilities			232,746.09
Capital			
Retained Earnings	2,013,073.52		
CONTRIBUTED CAPITAL	310,072.06		
Net Income	(88,075.58)		
Total Capital			2,235,070.00
Total Liabilities & Capital		$	2,467,816.09

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY

FINANCE COMMITTEE MEETING MINUTES

August 5, 2026

Members
Present:

Mr. Thomas Buffamante
Mr. Brent Driscoll
Mr. Michael Wimer

In Attendance:

Mr. Corey Wiktor-CCIDA Staff
Ms. Crystal Almeter-CCIDA Staff

The Meeting was called to order at 8:34 a.m. by Thomas Buffamante with the purpose of discussing the 2026 Budget.

Mr. Wiktor: Good Morning. Thank you all for attending today. We typically do this call in July but I was tardy with it as we typically review the budget each July. We will review the balance sheet and our expenditures. When we propose the budget in October, we try and keep the expenses tight as we are estimating the income and expenses. For the context of today, we would like to get your suggestions and thoughts. We can revise the draft budget and present to the committee then put on the agenda for the August 18, 2026 Board Meeting. Tom, how would you like us to address the income as obviously we proposed at a much lower number not knowing we would have the income that was received on the wind project.

Mr. Buffamante: I'm not sure how much income you expect for the rest of the year, but I think the interest should be $120,000 and the revenue should be about $1,800,000.

Mr. Wiktor: I agree.

Mr. Driscoll: Yes, I think we should go line by line and get it done as it should not take that long. I agree, I think the interest should be $120,000 and the revenue should be $1,800,000.

Mr. Wiktor: I think we will have about $40,000-$50,000 of additional income for the remaining year with a few closings we have pending.

Mr. Driscoll: Ok, then let's have the revenue at $1,800,000.

Mr. Buffamante: I agree, that is fine.

Mr. Buffamante: The performance bonus should be $32,000 as that is what we already spent.

Mr. Driscoll: Education/Training/Professional Development?

Mr. Buffamante: I would decrease that to $2,000 as it does not seem you are spending much money in those departments.

Mr. Wiktor: Yes, I agree.

Mr. Driscoll: Marketing/Promotion/Networking?

Mr. Wiktor: I would like to bump that up a bit and have a discussion with the Board on the 18th regarding this.

Mr. Buffamante: I would increase to $7,000 as I assume that is where you are putting The Villager expenses.

Mr. Wiktor: Yes, I can look at that more in depth and can bring that to you all. We will have a full page article.

Mr. Driscoll: The only other one I am concerned with is Business Development, which has already been spent.

Mr. Buffamante: Yes, I would increase that up to $25,000.

Mr. Driscoll: Office Maintenance/Repairs/Equipment?

Mr. Wiktor: The only thing that may change on that, which may be in 2027, is Crystal and I met with Ellicott Development regarding repairs and upgrades to the office and I'm not sure how that is going to be addressed yet. We will have a more definitive answer in the Fall.

Mr. Buffamante: The rent I took up to $22,000 as we now have rent for the Olean Office.

Mr. Wiktor: Yes, we should make a note of that on the budget.

Mr. Buffamante: Professional Associations I would increase to $15,000. I'm not sure if that is enough.

Mr. Wiktor: We had a marker for Invest Buffalo but will increase that number.

Mr. Buffamante: Profession Services I would increase to $40,000 as we always seem to have legal invoices.

Mr. Wiktor: Yes, I agree.

Mr. Buffamante: Project expenses I would increase to $25,000 as I think we are going to spend $12,000 on the Gowanda project.

Mr. Wiktor: Yes, I agree.

Mr. Buffamante: I would increase Railroad Expenses to $100,000 as we have already spent $50,000 and we do not know how much the wall repair is going to cost.

Mr. Wiktor: That is what I had too Tom. I put it as a high mark. I talked to the contractor on Monday and he is going to get us a quote.

Mr. Buffamante: I think that will be a topic to talk about at the next Board Meeting. The only other line I would increase is Consulting Expenses up to $25,000.

Mr. Wiktor: Yes, we have helped some projects already this year but do not anticipate much more the for remainder of the year. I think we can discuss further for 2027 to see if we need to retain some help and reconvene as a group and bring that discussion as what 2027 may look like. It may adjust our budget a little more for 2027 to start working on these strategies.

Mr. Buffamante: I think for the next couple of years our budget will be higher than historic because we have this money coming in and we need to be doing something with it.

Mr. Wiktor: Yes.

Mr. Driscoll: The budget, even with all the changes, is going to come down almost $700,000 in the positive.

Mr. Wiktor: Correct.

Mr. Driscoll: From a strategy standpoint, we should probably outline the next 2 years with a list of 3-5 strategy items that we can work on to get increased jobs and opportunities in Cattaraugus County.

Mr. Wiktor: I agree and I have a few drafts I have been working on over the last few months. I will review this with you all and then present to the Board.

Mr. Driscoll: Corey, the last 3 or 4 years have been a tremendous success.

Mr. Wiktor: Yes, we have been very fortunate, for sure. The Board has led financially in a lot of these key projects. I think it is a good time to highlight some of these key projects.

These minutes will be presented to the full CCIDA Board on Tuesday, August 18, 2026.

Mr. Buffamante made a motion to adjourn the Finance Committee Meeting at 9:29 a.m., Mr. Driscoll seconded. **Motion Carried.**

CCIDA 2026 BUDGET

	BUDGET
INCOME:	
Interest on Accounts	120,000
RevRail Lease Payment	10,000
Apps & Fees	1,800,000
TOTAL:	**1,930,000**
EXPENSES:	
Wages	220,000
Fringe Benefits (*health insurance, retirement, disability, workers comp.*)	85,000
Performance Bonus	32,000
Board Meeting/Operations	2,000
Education/Training/Professional Development	2,000
Marketing/Promotion/Networking	7,000
Business Development and Lead Generation	40,000
Office Supplies/Service Contracts	2,000
Office Maintenance/Repairs/Equipment (*includes internet website fees*)	9,000
Office Phones/Cell phone/fax/internet service	9,000
Postage	1,000
Public Hearings	900 *
Travel/Mileage	3,000
Rent (Ellicottville and Olean offices)	22,000
Real estate taxes (now includes railroad properties)	1,200
Utilities	4,500
Property/Fire/Liability Insurance	5,000
Professional Associations - IBN, EDC, Chambers	15,000
Professional Services - Complete Payroll, JMA CPA Firm, Attorney Fees	40,000
Project Expenses	25,000
Publications-Area newspapers and Business First	200
Service Charges	500
Railroad Expenses	125,000
Miscellaneous	100
Consulting Expenses	25,000 **
Total:	**676,400**
Net Difference:	**1,253,600**

*Public Hearings/Project Expenses are a function of how many applications are received in the year.
** Consulting Expenses are only needed on specific projects.

County of Cattaraugus Industrial Development Agency

Executive Director's Monthly Report

July 2026

To: Board of Directors, Cattaraugus County IDA

From: Corey R. Wiktor, Executive Director

Re: Monthly Activity Report — July Board Meeting

The following report summarizes key meetings, project activity, and initiatives undertaken by the Executive Director during the reporting period in support of the IDA's mission to advance economic development throughout Cattaraugus County.

Project & Development Activity

Cattaraugus County Redevelopment Sites — MMHK

Met with Brian Kulpa of MMHK to discuss possible endeavors within Cattaraugus County. Several discussions have taken place over the past few months, and we look forward to continuing this dialogue.

Key Site Redevelopment — Cushman & Wakefield

Met with Rich Schechter of Cushman & Wakefield in Buffalo to discuss a few key sites and properties in Cattaraugus County, with the goal of bringing further attention to them to help get them redeveloped.

Ellicottville Workforce Housing Initiative

Met with Pat Ogoiny to discuss a possible workforce housing project in the Ellicottville region. I have also consulted with IDA Grant Writer Diana Chiak on some possible approaches for such a project. Workforce housing remains a much-needed housing category in the Region, and more information will follow.

Panvenni Films Movie Production Studio — Buffalo Niagara Film Commission

Spending a full day on Monday, August 17th, with Tim Clark of the Buffalo Niagara Film Commission regarding the proposed Panvenni Films Movie Production Studio project. The day's schedule includes:

8:15 a.m. — Hotel pickup for Tim, suggested for his convenience; he may also choose to drive himself.

8:30 a.m. — Meeting at St. Bonaventure University with Aaron Chimbel, Dean of the Jandoli School of Communication, and other university representatives to discuss workforce development, internship opportunities, educational partnerships, and future collaboration (pastries and coffee provided).

10:15 a.m. — Visit to the proposed Panvenni Films studio site to discuss the long-term vision. Bob is working to secure Benderson Development or Krog Development, owners of two potential locations at 2211 West State Street in Olean, to meet with us on site.

10:45 – 11:45 a.m. — Producer's location scout tour of filmable sites, including the Fairway View Pavilion, St. Mary's Basilica, the Allegheny River, a local cemetery, the red brick streets, Cutco, and other locations.

12:00 p.m. — Lunch at Beef 'n' Barrel.

2:00 p.m. — Meeting with Senator George M. Borrello and invited regional leaders to discuss the Panvenni Films initiative and opportunities for collaboration. Bob is confirming availability of additional invitees, including Assemblyman Sempolinski, Mayor Sherburne, Frank Higgins, and other County Legislators.

4:00 p.m. — Return to the hotel to refresh before the evening program.

5:45 p.m. — Arrival at the Cutco Theater.

6:00 p.m. — Community and Legislative Forum featuring a brief presentation of the Panvenni Films vision, followed by remarks from the Film Commissioner, an open discussion, and Q&A with invited community members, elected officials, business leaders, and regional stakeholders.

7:30 p.m. — Dinner at Bro's Bistro, with a private dining room confirmed, followed by return to the hotel.

Ellicottville Commercial Project

Met with a developer who is considering a commercial project in the Ellicottville area. More information will follow as the project develops.

I&S Development — Town of Allegany

Held various meetings regarding the proposed I&S project in Allegany, New York. We continue to meet with the project team to discuss project updates and next strategies to help bring this project to fruition.

Armes Block Redevelopment — Gowanda

Continued ongoing meetings with Jared White regarding his proposed redevelopment of the historic 1904 Armes Block in Gowanda, New York. We have established a standing call every other week to maintain communication and begin formulating next steps for this key redevelopment project.

Krog Group Site Update

Held a general catch-up meeting with Scott Fairbrother of the Krog Group regarding various ongoing projects and sites the company currently owns in the County, including properties in Ellicottville and Olean.

Olean Manor / Field of Dreams

Held several meetings and discussions with Nick Ferreri regarding Olean Manor and the Field of Dreams project. There is some very positive and exciting news to share, and we remain hopeful as this project moves forward.

Public Hearings — New Project Applications

Conducted public hearings on two proposed new projects: Steelbound Franchising, LLC, and NorthPark Innovations Group, Inc./Lakeview Overlook, LLC.

Business Retention & Expansion

Steelbound

Met with Bill Bursee regarding his recent project application and announcement. Steelbound is kicking off an exciting new project in Ellicottville, and the IDA is honored to help support their project and investment.

Kinley Construction

Held a general project update breakfast meeting with Ben Heckathorn of Kinley Construction.

Fitzpatrick & Weller

Held a general catch-up meeting with Mark Heberling and Greg Fitzpatrick of Fitzpatrick & Weller regarding various economic development hurdles, challenges, and opportunities in the County and Region as a whole.

Strategic Partnerships & Governance

New IDA Board Member — Joseph Giglio

Met at the Hughes Hotel with IDA Chairman Tom Buffamante, County Legislature Chairman Andrew Burr, County Administrator Kelly Reed, Deputy County Administrator Michael Brisky, and incoming IDA Board Member Joseph Giglio to discuss his appointment to the IDA Board of Directors. We warmly welcome Joe and are confident he will be a tremendous asset to the IDA Board.

OBDC Updates

Met with Bob Forness to discuss several economic development initiatives and updates between OBDC and the IDA.

OBDC Board Meeting

Attended the monthly OBDC Board Meeting in Olean.

CCIDA Project & Initiative Update

Met with Tom Buffamante and Bob Murray regarding various IDA projects and initiatives, and discussed several items during the meeting.

Cattaraugus County Microenterprise Grant Committee

Attended the CCESGC meeting regarding microenterprise applications in Little Valley. Corey was added to the Cattaraugus County Microenterprise Grant Committee.

Olean Satellite Office

Corey has continued to utilize the Olean satellite office at a minimum of once per week and has held several meetings at our OBDC location.

Invest Buffalo Niagara — County-Wide Tour Planning

Held a Zoom meeting with Matt Hubacher of Invest Buffalo Niagara to plan a full, County-wide tour and site visit day with Matt and five members of the IBN team on September 1st. The day will begin in the

Gowanda area, proceed through Little Valley and Ellicottville, head east toward Franklinville, and conclude south in Olean/Allegany, showcasing available sites and buildings along with several company tours. A follow-up tour and meeting are also being planned for mid-September, and we are proposing a general update presentation to the IDA Board of Directors at the October Board meeting.

Congressional Tele-Town Hall

Took part in Congressman Langworthy's Tele-Town Hall on July 28th.

CATTalyst Collective Update

Jefferson Inn — Power Upgrade Grant

Corey secured a cash grant through the CATTalyst Collective to assist the new owner of the Jefferson Inn in the Village of Ellicottville. This grant will help offset the cost of the new power installation at the Inn.

Communications & Public Outreach

Business First — Marketing & Media Strategy

Met with Nicole of Business First to discuss ideas to better market the IDA and to cover some of the key projects the IDA has induced over the past five years. Also discussed RevRail and several additional projects and points for Business First to consider covering.

E3 Communications — Social Media & Press Strategy

Met with Earl Wells of E3 Communications to discuss ideas and initiatives that would allow the IDA to establish a social media presence and a system for generating press releases and project updates for the Buffalo and Western New York media market. The IDA must take control of its opportunities to market our key projects and initiatives, which will support further lead generation and keep our momentum moving forward.

Business First Fireside Chat

Corey conducted a "Fireside Chat" interview with Buffalo Business First, which will be featured on their website and sent to subscribers. The interview highlighted several key projects from the past five years, as well as the beneficial and ongoing working relationship between the IDA and the Cattaraugus County Legislature and their direct support of several key projects the IDA has induced and supported. Once produced, the video will be shared with our contacts.

Community Initiatives

Girls in Manufacturing Day

The CCIDA proudly supported Girls in Manufacturing Day, held March 28, 2026 at MTI@JCC. Please see the two accompanying booklets for a full recap of the day's updates. Investing in young women today is an investment in the future of manufacturing and economic development in Cattaraugus County — this event helps open doors, spark interest, and show students the important role they can play in our workforce and local economy. Girls in Manufacturing Day is a powerful opportunity to inspire the next generation of women leaders, and we thank CA DIDI, JCC, and the participating manufacturing companies for their help and collaboration in making this meaningful day possible.

Closing

July was another active month for the Agency, with strong momentum across several major initiatives — including the upcoming Panvenni Films studio visit and community forum, continued progress on the Ellicottville workforce housing initiative, the Armes Block redevelopment in Gowanda, the I&S project in Allegany, and planning for the September County-wide tour with Invest Buffalo Niagara.

As always, if any Board member would like to discuss any of these items in more detail, I am happy to do so.

As a note to the Board, Corey was on vacation from August 3rd through August 7th.

We remain committed to building on this momentum and to continuing to advance economic development throughout Cattaraugus County.

Respectfully submitted,

____

Corey R. Wiktor, Executive Director
Cattaraugus County Industrial Development Agency

CATTARAUGUS COUNTY IDA

Cattaraugus County IDA: Top 3 in Four of the Last Five Years Among WNY IDAs / Economic Development Agencies

To: IDA Board Members County Leadership and Elected Partners

From: Corey Wiktor, Executive Director

Re: CCIDA's standing among Western New York economic development agencies, 2021–2025

Dear IDA Board Members County Leadership and Elected Partners,

I just wanted to share with you where our IDA stands among Western New York's economic development agencies. The recent 2025 numbers (released in July 2026) also include a snapshot of our numbers and how that fits into a five-year pattern of consistent, positive economic development results.

This comparison looks only at the agencies that perform the same duties and functions that we do — county and local IDAs — rather than regional "umbrella organizations." Those umbrella organizations, i.e. Empire State Development and Invest Buffalo Niagara, certainly play a vital role in economic development; however, this report is more in line with projects that respective county and local IDAs structure and deliver.

2025 at a Glance: Where We Stand in the Region

Buffalo Business First's newly released list of 2025 economic development activity confirms one of the IDA's strongest years yet[1]:

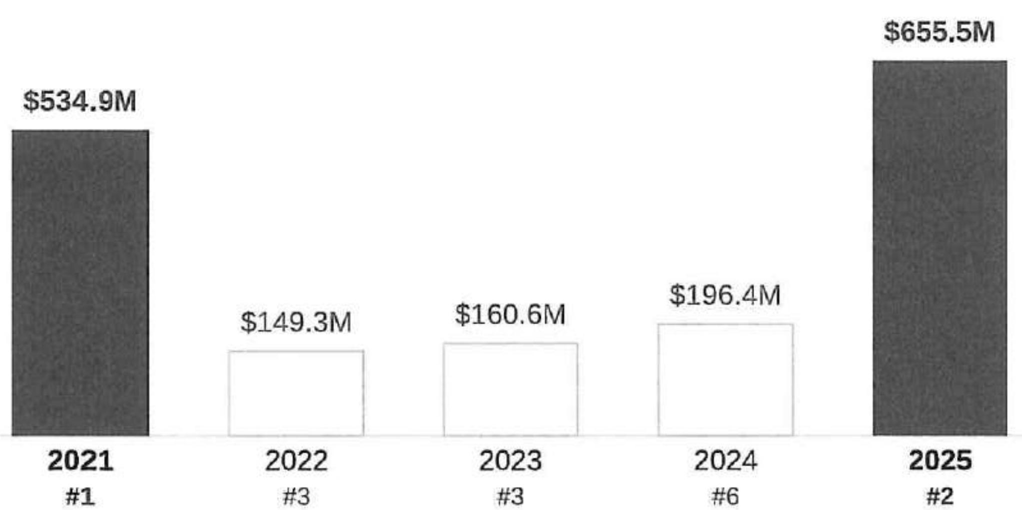
Rank	Agency	2025 Investment	Jobs Retained/Created
1	Erie County IDA	$728.0M	2,703
2	**Cattaraugus County IDA (us)**	**$655.5M**	**5,372**
3	Allegany County IDA	$439.2M	53.5
4	Genesee County EDC	$420.8M	806.5
5	Niagara County IDA	$106.1M	414
6	Chautauqua County IDA	$84.7M	882
7	Amherst IDA	$80.0M	400
8	*Invest Buffalo Niagara (regional org)*	*$70.1M*	—
9	*Empire State Development (regional org)*	*$69.1M*	*5,846,362**
10	Wyoming County IDA	$6.2M	88
11	Lumber City Development Corp.	$1.6M	—
12	Hamburg Development Companies	$34K	6

*Complete list of all 12 agencies in Buffalo Business First's 2025 rankings (published 2026), ranked by investment volume. Rows in italics (Invest Buffalo Niagara, Empire State Development) are regional umbrella organizations, not county/city IDAs. *ESD's jobs figure reflects a statewide economic-impact metric, not a WNY project-level count.*

Our $655.5 million in project volume placed us second only to Erie County among all reporting agencies, while our **5,372 jobs retained or created was the highest of any county or local IDA on the list** — more than double Erie County's 2,703, despite Cattaraugus County having roughly one-twelfth of Erie's population[2]. *(The job numbers are reported and based on the annual PARIS Reporting requirement provided each year by the active projects.)*

A Five-Year Pattern, Not a One-Time Result

This isn't a one-off. Looking back across the last five years, among genuine county and local IDAs, we've placed in the top three in four of the last five years — including two years at #1 or #2:



Investment approved by year, 2021–2025 (WNY rank among county/local IDAs shown below each year). Bars in dark green mark our two #1/#2 finishes.

Year	Investment Approved	WNY Rank*	Context
2021	**$534.9 million**	**#1**	Approved the $500M+ Great Lakes Cheese relocation to Franklinville
2022	**$149.3 million**	**#3**	Behind Chautauqua County IDA ($500M) and Erie County IDA ($326.3M)
2023	**$160.6 million**	**#3**	Held a podium position amid strong regional competition
2024	**$196.4 million**	**#6**	A quieter year, but continued steady investment growth
2025	**$655.5 million**	**#2**	Anchored by the $618M Alle-Catt Wind Farm — #1 is Erie County IDA ($728M)

**Rank among county/local economic development agencies.*

The Story Behind the Numbers

2021: With great local IDA Board, Counsel, and County Legislature and NYS help, our IDA was able to support the region's largest single economic development project in county history — the (initial) $505+ million Great Lakes Cheese relocation to the Towns of Farmersville and Franklinville[3] — that pushed our total investment to $534.9 million and placed us at #1 among WNY's economic development agencies.

2022: We held a #3 finish at $149.3 million, behind Chautauqua County IDA ($500 million) and Erie County IDA ($326.3 million) — a continued strong showing given the scale of those two counties.

2023: We again held a podium position at $160.6 million, named among the region's top group of economic development agencies for the year, once again.

2024: A quieter year at #6 with $196.4 million in new investment — still real, steady growth even without a headline mega-project.

2025: A second landmark year, anchored by the $618 million Alle-Catt Wind Farm, bringing us back to #2 in the region — detailed in the snapshot above.

Across the full period, we've approved 63 projects worth a combined $1.6 billion since 2021, averaging more than $300 million in new investment annually. Very few counties our size can point to a five-year run like this: top-three four times, including two finishes at #1 or #2, among the dedicated economic development agencies doing this work across Western New York.

None of this happens without strong partners. I want to recognize and thank Cattaraugus County's leadership and our entire County Legislature, along with our key County Department Directors, Administrators, Counsel, the Real Property Tax Services Department, and the County's Economic Development, Tourism & Planning Department, for their steady partnership on these projects. I am equally grateful to our state and federal delegation — NYS Senator George Borrello, NYS Assemblyman Joseph Sempolinski, and our Congressional Representative Nick Langworthy — for their unrelenting help, assistance, and support on several key projects. **Without their (your) help, most of these projects would not have happened.** We thank you all for your leadership and support.

I also want to thank each member of the IDA Board of Directors for your continued support, trust, and understanding through the ever-challenging seas of economic development. A special thanks to our IDA Counsel, Bob Murray of Harris Beach Murtha, who has been an "architect" and trusted partner in structuring every one of these deals. And my deepest gratitude to Crystal Almeter, who consistently goes above and beyond and is truly the glue that holds this agency together.

None of this is said in search of recognition. We see our agency as just one cog in a much larger machine, and we are honored to play our small part in the economic engine that keeps Cattaraugus County moving forward.

I'll share the full year-in-review with more project-level detail at our next IDA Board meeting on August 18th.

Best regards,

Corey Wiktor

Corey Wiktor
Executive Director, Cattaraugus County IDA

NOTES & SOURCES

1. Buffalo Business First, "Buffalo and WNY Economic Development Agencies 2026" (published 2026, reporting 2025 deal data). All 12 agencies surveyed are shown above; Invest Buffalo Niagara and Empire State Development are regional umbrella organizations, not county/city IDAs.

2. Buffalo Business First, "Buffalo and WNY Economic Development Agencies 2026" (published 2026, reporting 2025 deal data).

3. Buffalo Toronto Public Media, "Cattaraugus County seals deal to build new $500M Great Lakes Cheese plant," Sept. 16, 2021: btpm.org

TIM CLARK VISIT TO CATTARAUGUS COUNTY

PROPOSED ITINERARY

AUGUST 16TH - 18TH

Sunday August 16th - (Arrival at Hotel)

Hotel check-in followed by a relaxed welcome dinner to discuss the exciting two days ahead.

Visit Pfeiffer Nature Center

Sharon reached out to Board member to gain access to the cabin. She advised that the cabin is being renovated but we are welcome to walk around.

Dinner at Spragues

Sharon will let Randy and Toni know that we are coming over for dinner, restaurant closes at 8:00 pm

Monday August 17th

8:15 a.m. - Hotel Pickup

Pickup is suggested for Tim's convenience; however, if he prefers to drive himself around that is his prerogative.

8:30 a.m.- Bonas Meeting (Pastries/Coffee available for breakfast)

Meeting at St. Bonaventure University with Aaron Chimbel, Dean of the Jandoli School of Communication, along with other university representatives, to discuss workforce development, internship opportunities, educational partnerships, and future collaboration.

10:15 a.m.

Visit the proposed Panvenni Films studio site and discuss the long-term vision.

Bob is working to secure Benderson Development or Krog Development (who are the property owners of two potential locations) to meet with us at the site at 2211 West State Street in Olean.

10:45 am - 11:45 am

Producer's Location Scout Tour

(A planned route to point out filmable locations: Fairway View Pavilion (Angela will have it opened up), St. Mary's Basalica, Allegheny River, Cemetery, Red Brick Streets, Cutco, etc.)

12:00 p.m.

Lunch – Beef 'n' Barrel.

2:00 p.m.

Meeting with Senator George M. Borrello and invited regional leaders to discuss the Panvenni Films initiative and opportunities for collaboration.

NOTE: Bob to reach out to verify availability of others (including Assemblyman Sempolinksi, Mayor Sherburne, Frank Higgins and other county legislators)

4:00 p.m.

Return to the hotel to refresh before the evening program.

5:45 p.m.

Arrival at the Cutco Theater.

6:00 p.m.

Community and Legislative Forum featuring a brief presentation of the Panvenni Films vision followed by remarks from the Film Commissioner. This will lead into an open discussion and Q&A; with invited community members, elected officials, business leaders, and regional stakeholders..

7:30 p.m.

Dinner – Bro's Bistro (confirmed for private dining room, will order off the menu), then return to the hotel.

Tuesday August 18th

8:00 a.m. - Hotel pickup.

8:30 a.m. Visit Olean Municipal Airport.

- Overview of airport operations
- Overview of airport upgrades that are planned
- 1:25 hr hour flight tour of the area

10:45 a.m. Visit Cuba Lake

Boat Tour with the Bradley's followed by a drive around the lake

11:15 am Lunch at Carpies Grill (Logan Brown will be open up)

2:30 - 2:45 pm Visit Rock City Park for a brief meet and greet with Nate and Theresa followed by an opportunity to explore the park for 45 minutes.

4:30 pm

Depart for Ellicottville (enjoying a brief driving tour along the way, see Leslie Road,etc).

5:45 p.m.

Dinner at EBC, Meeting Barb Pump from Chamber of Commerce

7:30 p.m. Depart

OTH OLEAN TIMES HERALD

By BOB CLARK bclark@oleantimesherald.com

August 6, 2026

Olean city launches MakeMyMove partnership

OLEAN — A program to offer incentives to remote workers moving to the city has been launched.

On Thursday, city officials reported its partnership with MakeMyMove.com to provide $20,000 in cash to help attract five remote workers or job seekers and their families to the city.

In late May, the Common Council approved a $50,000 contract with TMPA, the operator of MakeMyMove.com, to market the city for 12 months as a site for five remote workers and their families, each to receive $4,000 as an incentive. The remaining funds go to the company for its marketing and screening work.

Officials said in May they hoped to get other groups to contribute to welcome packages, with the website now listing an additional $3,500 in benefits including coffee with the mayor; a St. Bonaventure University Basketball Welcome Package with game tickets, swag and more; enrollment discounts at Southern Tier Catholic School; a 30-day membership to The Hub Co-working Space; 3-month memberships to the YMCA of the Twin Tiers and Bartlett Country Club; a season pass to the William O. Smith Recreation Center; passes to Rock City Park and Holiday Valley Ski Resort; lessons and sessions with Beat City Music, Yoga Wellness with Kimberly and Neighborhood School of Dance; as well as items and gift cards from Canticle Farm, Napoli Pizza, Union Whiskey, and Fitzpatrick and Weller Charcuterie Boards; and a Cattaraugus County welcome packet.

Incentives in other communities range from $1,000 to almost $19,000, according to the company.

Under the agreement, city officials said that an applicant must have an existing remote job or commitment from a local employer for a salary of at least $75,000 — more than twice the median per capita income of $29,512 and a combined household income of almost 50% above the city's 2024 median household income of $51,261, according to the U.S. Census Bureau. The household must also be more than 100 miles from Olean to qualify.

The city will use funds from the short-term occupancy tax, also known as a hotel bed tax, which raised more than $200,000 in the current budget. Under the state law that allows the city to collect the tax, the revenue can only be used for certain purposes, such as tourism and economic development.

For more information, visit www.makemymove.com/get-paid/olean-new-york

The Villager

ELLICOTTVILLE • CHAUTAUQUA

By Kate Bartlett

New York State recently approved five transformational projects totaling $9.7 million for the Village of Cattaraugus under the Downtown Revitalization Initiative. These projects aim to revitalize the village downtown creating a destination and gathering place for locals and visitors alike.

Pictured left to right: 25 N. Main Street, the former Crawford Hotel, is planned for restoration as a boutique hotel through the Downtown Revitalization Initia- tive. 1 Main Street, the future site of a multiuse community gathering space designed to host events, activities, and community programming.

New York State chose the Village of Cattaraugus as the Round 8 Downtown Revitalization Initiative (DRI) winner based on its distinct historic assets, readiness for growth, and alignment with regional development goals. The Western New York Regional Economic Development Council nominated the village for several key reasons: it's preserved downtown, architectural heritage, clear tourism and cultural potential and compelling growth strategy. "We are incredibly grateful to have been chosen," remarks Mayor Anthony Nagel. "We (the village) submitted a cohesive, realistic strategy to increase housing supply and support locally owned small businesses and it's exciting to embark on this journey in watching our vision become reality."
The five projects that were chosen include:

- **Create a Small Project Fund ($600,000)** – This matching grant program will provide funding for small projects such as interior and exterior building renovations, capital equipment, public art, and related soft costs for commercial, mixed-use, and multi-family buildings. "These funds are aimed at small business growth in our community and could help fund smaller projects that aren't covered in the DRI," remarks Mayor Nagel.
- **Redevelop 1 Mill Street into a Mix of Residential & Commercial Uses ($1,500,000)** – The former railroad loading dock will be redeveloped into a mix of uses to include new apartments, retail, and outdoor space to expand housing and shopping choices, small business development opportunities and activity on a vacant property. "This exciting project will bring new life to our village by renovating this long vacant property," re-marks Mayor Nagel.
- **Restore and Expand the Crawford Hotel by Creating a New Boutique Hotel and Amenities ($4,200,000)** – Fully restore the Crawford Hotel and construct an addition to the building to house hotel rooms and related amenities such as a restaurant, bar, meeting rooms and event spaces, creating new jobs and attracting more visitors to the area. "We are very excited about this project," explains Joan Cullen, officer and director off the Bank of Cattaraugus. "We've had small grants awarded that allowed us to start the planning process, but now it is finally doable. Not only is it going to be beautiful, but it's exactly what our village needs."

- **Improve Downtown Accessibility through Enhancements to Streets and Alleyways ($1,770,000)** – Downtown streetscape improvements on Main and Washington Streets will allow greater accessibility and improve safety in the village. A fire lane will also be created along East Alley to support Main Street businesses. "This will make downtown more walkable," explains Mayor Nagel. "People will be safer and be able to stroll and enjoy our village by foot."
- **Develop the One Main Street Community Event Space ($1,630,000)** – Transform 5-acres of vacant lot into a village park and gathering space that will potentially house a hub for rail bikes, amphitheater, four-seasons pavilion, farmers markets, small shops, and more. "It will be a congregating space for all ages," explains Joan. "This park will allow Cattaraugus to host a wide variety of community events year-round."

Holiday Valley
1d ·

Back-to-school season is almost here, and we're proud to support the students in our community!

Holiday Valley has partnered with Ellicottville Central School to sponsor the kindergarten class by helping provide school supplies for the upcoming school year. Thanks to the generosity of several community partners, every elementary school student will have the supplies they need to start the year prepared and ready to learn.

We're grateful to be part of a community that comes together to support local students and families. Here's to a great school year ahead!

#HolidayValley #Ellicottville #CommunitySupport #BackToSchool #SchoolSupplies #SupportingEducation #WesternNY #GivingBack

BNP ADVOCACY ALERT

Timely insights on policy & politics shaping the Buffalo Niagara economy

July 30, 2026

New Tariffs Announced

The Trump administration announced new 50% tariffs on a broad range of Canadian goods entering the United States. The tariffs are scheduled to take effect on August 19, 2026, and will apply even to certain products that previously qualified for duty-free treatment under the United States-Mexico-Canada Agreement.

The administration says the tariffs are intended to punish what it considers discriminatory Canadian treatment of American automobiles, alcoholic beverages and dairy products. Specifically, it objects to Canada's tariffs and limits on U.S. vehicle exports, provincial decisions to remove American alcohol from store shelves, and dairy rules that allegedly provide European exporters with better access than U.S. producers. Several of these Canadian measures were themselves adopted in response to earlier U.S. tariffs, making the latest announcement another escalation in the continuing cycle of retaliation between the two countries.

Politically, the tariffs also give the administration additional leverage as the United States presses Canada for concessions during the USMCA review process. President Trump has declined to extend the agreement in its current form and continues to argue that it does not provide sufficient benefits for American workers and producers. The 30-day period before the tariffs take effect creates a window for negotiations, but the decision to apply them to USMCA-compliant goods signals that the administration is willing to operate outside the agreement's preferential tariff structure to secure changes. The administration is using a previously untested provision of the 1930 Tariff Act, suggesting that this action may also serve as a test of a new legal mechanism for imposing tariffs.

Goods Subject to the Tariffs

The tariffs cover hundreds of product classifications across the agricultural, manufacturing, construction, technology, retail, and hospitality sectors. Affected goods include:

- Beer, wine, whisky and other alcoholic beverages.
- Dairy products and ingredients, including milk powder, whey, and lactose.
- Honey, flowers, plants, hops and certain seeds.
- Cement, gypsum board, plywood, fiberboard and other construction materials.
- Paper products, cartons, plastic bottles and other packaging materials.
- Machinery, refrigeration equipment, hand tools and industrial equipment.
- Smartphones, telecommunications equipment, cameras, monitors and electrical components.
- Furniture, lighting fixtures, apparel, footwear, luggage and cosmetics.
- Toys, video-game consoles, golf equipment, fishing rods, ice skates and hockey equipment.

BNP Continues to Advocate for Cross-Border Trade

The Buffalo Niagara Partnership remains concerned that escalating tariffs and uncertainty surrounding USMCA will weaken one of the region's most important economic relationships. While legitimate trade disputes must be addressed, employers need a stable and predictable framework that allows goods, services and investment to move efficiently across the U.S.-Canada border.

Recently, the BNP met with the Canadian Consulate to share updates on both sides of the border. The BNP will continue monitoring negotiations, sharing regional business concerns with federal officials and advocating for policies that preserve the competitiveness of the integrated U.S.-Canada economy. Please take action and help the BNP secure a long-term USMCA. Members experiencing direct or indirect effects from the new tariffs are also encouraged to contact Josh Veronica, Vice President of Government Affairs at jveronica@thepartnership.org so those impacts can be incorporated into the partnership's federal advocacy.

TAKE ACTION HERE

Benjamin Fox

Manager of Government Affairs

Have additional questions? Reply to this email.

BNP BUFFALO NIAGARA PARTNERSHIP

Support the Committee for Economic Growth PAC

Buffalo Niagara Partnership 79 Perry St. Suite 200 Buffalo, NY 14203 USA

Trends and Opportunities in the Outdoor Recreation Economy

August 11, 2026 Jim Damicis, Katherine Follansbee, Hannah Ransom, and Rachel Selsky

This article was originally written by Jim Damicis and Katherine Follansbee and published in the September/October 2023 issue of Expansion Solutions Magazine. In August 2026, Rachel Selsky, AICP, and Hannah Ransom updated it with data from the US Bureau of Economic Analysis' (BEA) March 2026 release and expanded it to include additional guidance on how communities can measure the economic impact of their outdoor recreation assets.

Outdoor recreation is a critical component of local and regional economies across the US. This includes rural areas as well as densely developed urban areas.

It contributes to the country's gross domestic product (GDP), provides important amenities for residents and workers, contributes to healthy communities, helps protect the environment, and creates opportunities for businesses across multiple sectors, from services and manufacturing to retail.

Like most sectors, Outdoor Recreation was impacted by the COVID-19 pandemic. Employment within the sector decreased by over 10% from 2019 to 2021, and sales decreased by approximately 16% from 2019 to 2020. It has since recovered, with jobs up 5% since 2019 and sales up 9% by 2025.

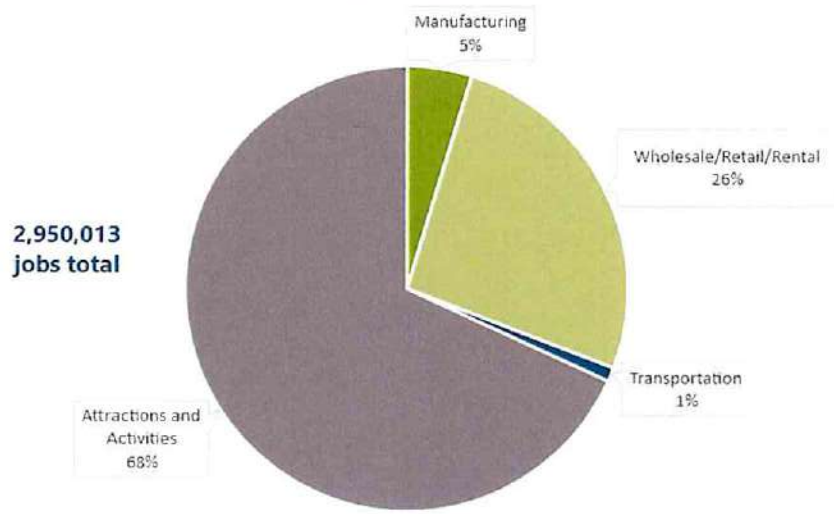
This article examines recent trends, opportunities, challenges, and successes in the US Outdoor Recreation sector and offers guidance to help economic developers grow their outdoor recreation economy.

Defining the Outdoor Recreation Economy

For the purposes of this article, our definition of outdoor recreation includes direct outdoor recreation as well as highly related manufacturing, sellers, and transportation sectors. For the full list of industries included in this analysis, see Table 1 at the end of this article.

In 2025, there were an estimated 2,950,013 jobs in the US outdoor recreation economy. As shown in Figure 1, jobs in attractions and activities accounted for more than half of outdoor recreation employment, and wholesale/retail/rental jobs accounted for more than one quarter. Outdoor Recreation-related manufacturing accounted for 5% of jobs, and transportation, such as scenic sightseeing jobs, accounted for only 1%.

Figure 1. Employment Makeup of the US Outdoor Recreation Sector, 2025



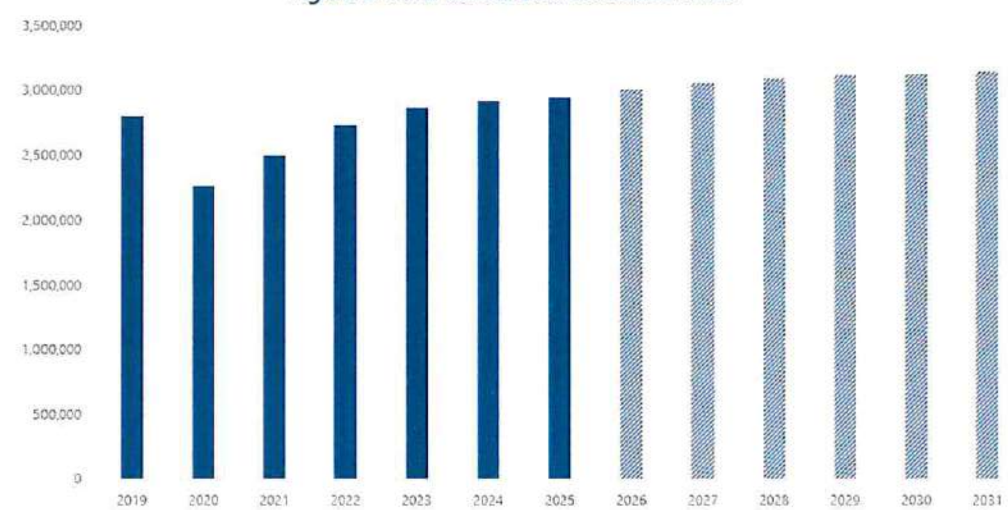
Source: Lightcast

Pandemic-Era and Recent Outdoor Recreation Trends

During the COVID-19 pandemic, employment in the Outdoor Recreation sector dropped from 2.8 million to 2.5 million, a more than 10% decrease from 2019 to 2021.

From 2021 to 2022, employment increased by over 9% and has continued to grow by approximately 2.6% annually since then. This is greater than pre-pandemic growth rates, which were 5.68% from 2016 to 2019. Employment in the Outdoor Recreation sector has now surpassed the pre-pandemic level of 2.8 million, with continued projected growth through 2031 (see Figure 2).

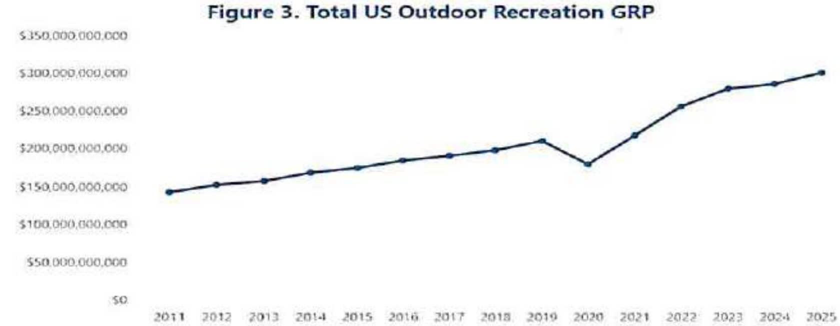
Figure 2. Total US Outdoor Recreation Jobs



Source: Lightcast

Gross regional product (GRP) for the US Outdoor Recreation sector, which measures total economic output, has more than doubled since 2011, with the only significant drop from 2019 to 2020. In 2021, the Outdoor Recreation GRP was already back on track, and its trajectory seemed largely unaffected by the pandemic.

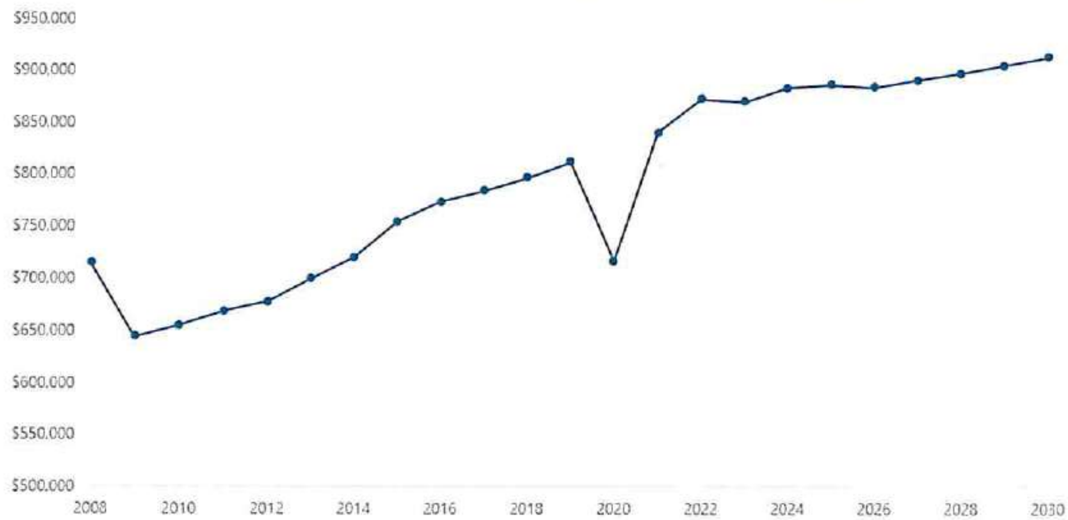
Figure 3. Total US Outdoor Recreation GRP



Source: Lightcast

Revenue in the US Outdoor Recreation sector has been steadily increasing since the 2008 recession. Despite a 12% dip in sales in 2020, revenue shot back up to pre-pandemic levels in 2021 and is projected to continue that steady growth for at least the next five years.

Figure 4. Total Outdoor Recreation Revenue in the US



Source: IBISWorld

Trends in Selected Outdoor Recreation Subsectors

To further examine Outdoor Recreation, we looked closely at three subsectors:

- Athletic and sporting goods manufacturing (NAICS 33992a)
- National parks and other nature-based institutions (NAICS 71219)
- Campgrounds and RV parks (NAICS 72121)

Information for this section is pulled from IBISWorld, which uses a slightly different classification system than in Table 1.

Athletic and Sporting Goods Manufacturing

Although the athletic and sporting goods manufacturing subsector was negatively impacted during the COVID-19 pandemic, revenues quickly rebounded as the economy reopened and people felt comfortable leaving their homes again. Furthermore, as consumers continue to adopt more health-conscious lifestyles as a form of preventative care, demand for athletic equipment will rise.

However, the US is expected to import more than 45% of its athletic and sporting goods this year, totaling $7.4 billion (Source: IBISWorld).

Demand for inexpensive athletic and sporting goods manufactured offshore continues to grow and remains a challenge that US producers need to be aware of. While many producers have diversified sourcing to countries such as Vietnam, Thailand, and Cambodia, China remains the dominant source, accounting for more than 50% of imported sporting goods (Source: IBISWorld). At the same time, ongoing tariffs and trade tensions create an opportunity for increased production and onshoring in the US.

The US is expected to generate approximately $1.5 billion in athletic and sporting goods exports this year, selling 35% to Canada and Mexico (Source: IBISWorld). While exports have grown modestly over the past five years, the subsector remains a substantial net importer, with a trade deficit of roughly $6.0 billion.

US companies should look to expand globally, as sports participation continues to grow worldwide and the dollar is expected to weaken. A weaker dollar can improve the competitiveness of US-made goods abroad and help manufacturers expand their international customer base. However, firms will need to navigate ongoing trade uncertainty and retaliatory tariffs that may offset some of these advantages.

National Parks and Other Nature Institutions

The national parks and other nature institutions subsector excludes state, regional, and local parks, historical sites, botanical gardens, and zoos.

The subsector is unique in that it profits only from on-site sales, including admission, concessions, and accommodations (apart from grants and donations). Additionally, operators are reliant on in-person employees.

This combination was lethal to some parks during the COVID-19 pandemic, when most people stayed home, and international travel was halted. Many operators had no choice but to close their establishments, and not all were able to reopen.

Some parks continue to face operational challenges due to staffing shortages and funding constraints. Budget pressures have forced some operators to reduce services, delay maintenance projects, or seek new revenue sources, such as implementing new fees, raising existing ones, expanding concessions, or offering additional visitor amenities and programs.

Things are looking up, however, as schools are once again able to go on field trips and as eco-tourism and environmental awareness rise. National parks recorded more than 331 million visitors in 2024, reflecting strong demand for outdoor experiences (Source: IBISWorld). Revenue is forecasted to grow at an annual rate of 1.1% over the next five years, reaching $1.7 billion by 2031 (Source: IBISWorld).

The number of domestic trips taken by US residents and inbound trips taken by foreign residents is also expected to increase, as is disposable income. This continued growth in tourism, driven by pent-up demand for travel and sightseeing and by increased discretionary income, is an opportunity for parks to capitalize on.

Campgrounds and RV Parks

The COVID-19 pandemic, while spurring a spike in recreational vehicle (RV) sales, led to a significant decline in visits to RV parks and campgrounds due to travel restrictions and stay-at-home orders. However, after restrictions were lifted, the pent-up demand for travel drove consumers back to campgrounds and RV parks, and demand remains supported by domestic travel and interest in outdoor recreation.

A couple of important related factors — demand for RV dealers, number of domestic trips, per capita disposable income, and the number of people over age 50 — are expected to increase in the coming years, boosting demand for RV parks and campgrounds. The growth of this subsector will continue to be influenced by fuel price trends, but revenue is forecast to rise from $11.3 billion to $12.4 billion over the next five years (Source: IBISWorld).

The demographics of people visiting RV parks and campgrounds are changing as remote work allows young people to camp, and operators are introducing Wi-Fi and other amenities to accommodate evolving consumer preferences. According to Kampgrounds of America's 2026 Camping Report, 40% of campers were under age 35, and more than one-third of campers worked while on trips (Source: IBISWorld).

As a result, camping and "glamping" are becoming increasingly popular and possible. Hotels and vacation rentals provide competition, as online booking is convenient and amenities are often better. However, parks and campgrounds can offer amenities such as yurts and swimming areas, and many provide online booking to boost competitiveness.

An emerging opportunity in this subsector is the rise of RV and camping equipment rentals, which offer greater flexibility, lower prices, and the opportunity to try out a different lifestyle. Peer-to-peer rental platforms, like GeerGarage, are making camping more accessible to first-time campers and younger consumers, while allowing RV owners to earn income from unused equipment.

Campground and RV park operators should encourage these rental companies, which could help bring them more business.

Paths to Economic Success in Outdoor Recreation

Conservation is crucial to success in the Outdoor Recreation sector. In fact, a 2019 study found that increased land conservation in New England correlated with the growth in outdoor recreation jobs. However, protecting lands and waters from recreational development can be politically divisive. While development is often seen as bringing economic benefits to a region or community, some forms of outdoor recreation can still be quite disruptive to wildlife habitats. Therefore, it is important to have a state office dedicated to outdoor recreation to help develop policies and guidelines.

Starting with Utah in 2013, 25 states now have Offices of Outdoor Recreation (ORECs). These offices support economic development, conservation and stewardship projects, youth engagement, and other related initiatives.

Even if your state does not yet have an outdoor recreation office, the US Environmental Protection Agency offers planning assistance through the Recreation Economy for Rural Communities program. The program helps rural communities leverage their outdoor resources to grow their economies.

In 2025, the program provided assistance to 25 communities from Maine to California. The goals of these partnerships include creating trails and green spaces, improving public water access and signage, engaging underrepresented communities, and more.

Funding is also available from the US Economic Development Administration through the Outdoor Recreation Roundtable (ORR), which provides a Rural Economic Development Toolkit and implementation grants. The ORR has already provided millions of dollars of funding to rural communities.

Success in Detroit

Detroit, MI, is just one of many cities and states working to bring communities back to nature, and it demonstrates that outdoor recreation is an important economic driver in both rural and urban areas.

The Dequindre Cut Greenway in Detroit is a two-mile recreational path in the city that welcomes bicyclists and pedestrians. Opened in May of 2009 through a partnership between the city, Rails to Trails, the GreenWays Initiative, and the Downtown Detroit Partnership, the Cut now hosts an art walk, bicycle rentals, seasonal food and drink pop-ups, bicycle and walking tours, and more.

Sites like the Dequindre Cut introduce people of all ages to outdoor recreation experiences for free and can improve community health and the area's desirability.

Art at the Dequindre Cut Greenway in Detroit

The outdoor recreation economy is no longer in recovery mode — it has matured into one of the most significant and durable economic sectors in the country.

The BEA's March 2026 data confirmed the sector:

- Has added $696.7 billion in value
- Represents 2.4% of the GDP
- Supported 5.2 million jobs in 2024

The sector has grown 36% in real terms since 2012. That growth has normalized after a post-pandemic surge, which means the communities that continue to benefit will be those with an intentional strategy, not just a great trail or ski area.

What Can Economic Developers Do to Support Their Outdoor Recreation Sector?

To support outdoor recreation growth, economic developers should:

- Identify whether their state has an OREC and, if so, engage with that office as a strategic partner for policy, programming, and funding.
- Work with policymakers to encourage conservation as an integrated component of economic development, not a barrier to it.
- Explore partnerships with the Recreation Economy for Rural Communities program or the ORR to develop local opportunities.
- Support local businesses and entrepreneurs within the outdoor recreation ecosystem through workforce development, access to capital, and market information.
- Create a targeted industry page on your economic development website highlighting the outdoor recreation economy with current data, local business resources, and available assistance programs.

- Attract companies that fill a gap in the outdoor recreation ecosystem. Here are some of the larger Outdoor Recreation trade shows that may be worth attending, depending on your community's business attraction and expansion goals:
  - Great American Outdoor Show (fishing and hunting)
  - SHOT Show (fishing and hunting)
  - Outdoor Retailer Summer Trade Show (retail)
  - Outdoor Retailer Winter Trade Show (retail)
  - The Big Gear Show (retail)

Measure What You Have

One of the most valuable and underused tools available to communities and recreation organizations is economic impact analysis.

As the Outdoor Recreation sector has matured, funders and public officials increasingly expect applicants and grantees to demonstrate economic value in quantifiable terms, not just anecdotal ones.

An economic impact analysis documents the contribution of a recreation asset, organization, or event to the local or regional economy in terms of jobs, earnings, sales, and tax revenue. That documentation is useful across a range of situations, including:

- Competing for state and federal grants
- Building the case for capital investment
- Reporting outcomes to existing funders
- Generating infographic-ready content for public outreach.

Camoin Associates has used this approach with outdoor recreation organizations across the Northeast.

The Town of Poultney, VT, commissioned an analysis of four recreation assets, including Lake St. Catherine State Park and the Slate Valley Trails. The results of that analysis are being used to document grant outcomes and support future funding applications. Read more about that project.

Retreat Farm in Brattleboro, VT, used an economic impact analysis to support a US Economic Development Administration (EDA) grant application for a barn renovation, and was awarded $1.4 million through EDA's American Rescue Plan Travel, Tourism, and Outdoor Recreation program. Read more about that project.

The Southern Maine Planning and Development Commission retained Camoin Associates to develop an outdoor recreation industry profile and strategy for the region, which included a comprehensive economic impact analysis to quantify the sector's multiplier effect. That work produced an action plan to strengthen Outdoor Recreation as a target sector across the region. Read more about that project.

These opportunities help communities grow and document the outdoor recreation economy, which is not only good for economic output but also for the health and quality of life of every community it touches.

LEARN ABOUT OUR OUTDOOR RECREATION ECONOMIC IMPACT ANALYSIS SERVICES

Table 1. Outdoor Recreation Industry Sectors, United States

NAICS	Description
	Attractions and Activities
712110	Museums
712120	Historical Sites
712130	Zoos and Botanical Gardens
712190	Nature Parks and Other Similar Institutions
713910	Golf Courses and Country Clubs
713920	Skiing Facilities
713930	Marinas
713940	Fitness and Recreational Sports Centers
713990	All Other Amusement and Recreation Industries
721211	RV (Recreational Vehicle) Parks and Campgrounds
721214	Recreational and Vacation Camps (except Campgrounds)
561520	Tour Operators
561599	All Other Travel Arrangement and Reservation Services
611620	Sports and Recreation Instruction
	Manufacturing
315110	Hosiery and Sock Mills
315190	Other Apparel Knitting Mills
315210	Cut and Sew Apparel Contractors
315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315280	Other Cut and Sew Apparel Manufacturing
315990	Apparel Accessories and Other Apparel Manufacturing
316210	Footwear Manufacturing
336991	Motorcycle, Bicycle, and Parts Manufacturing
339920	Sporting and Athletic Goods Manufacturing
	Wholesale/Retail/Rental
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers
424340	Footwear Merchant Wholesalers
441210	Recreational Vehicle Dealers
441222	Boat Dealers
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers
451110	Sporting Goods Stores
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing
532284	Recreational Goods Rental
	Transportation
487110	Scenic and Sightseeing Transportation, Land
487210	Scenic and Sightseeing Transportation, Water
487990	Scenic and Sightseeing Transportation, Other

LEARN ABOUT OUR INDUSTRY ANALYTICS AND STRATEGY SERVICES

About the Authors

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